This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Suite 220
Franklin, TN 37064-3982

Karen Johnson
Batch # 1350652
11/25/2025 10 28 44 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20251125-0093957

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(v).

This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold DLO Title, LLC, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith. DLO Title, LLC is not the Settlement Agent for this transaction for I.R.S. reporting requirements or for any other purpose.

Address of New Owner:	Send Tax Bill to:	Map-Parcel:
Sheri Lynn Barfoot 227 Citadel Drive Mt. Juliet, TN 37122	SAME	93-13-C-370.00 CO

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Philip Barfoot,** unmarried, **Sheri Barfoot**, unmarried, and **IRA Innovations, LLC as Custodian FBO IRA #2214109 (formerly known as Entrust Tennessee fbo IRA #32R014109),** and **IRA Innovations, LLC as Custodian FBO IRA #2410209 (formerly known as Entrust Tennessee fbo IRA #32SN10209) ("Grantor")** hereby quitclaim unto **Sheri Barfoot, unmarried, a 20% undivided interest,** and unto **IRA Innovations, LLC as Custodian FBO IRA #2204638, a 47% undivided interest,** and unto **IRA Innovations, LLC as Custodian FBO IRA #2410209, a 33% undivided interest,** as tenants in common **("Grantee"),** and their respective heirs, representatives, successors, and assigns, all our respective right, title and interest, if any, in and to the real property situated in **DAVIDSON** County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1916 as set forth in the Master Deed Establishing ICON in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson. County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.
>
> Being the same property conveyed to Entrust Tennessee fbo IRA #32SM10109 as to 30% interest, Entrust Tennessee fbo IRA #32R014109 as to 17% interest, Entrust Tennessee fbo IRA#32SM10209 as to 33% interest and Philip Barfoot and wife, Sheri

Barfoot as to 20% interest by Warranty Deed form ICON In the Gulch, LLC, of record as Instrument No. 20090403-0030211 Register's Office for Davidson County, Tennessee.

And also being the same property wherein IRA Innovations, LLC (f/k/a Entrust Tennessee) fbo IRA #32SM10109 conveyed its 30% tenant in common interest to IRA Innovations, LLC fbo IRA #2214109 by Quitclaim Deed of record as Instrument No. 20210225-0023452 Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as **600 12th Avenue South #1916, Nashville, TN 37203.**

This conveyance is made subject to that certain Divorce Decree entered in the matter of ***Barfoot v. Barfoot*** *in the Third Circuit Court of Davidson County, Tennessee at Nashville, No 25D517, and is made as a transfer of real estate pursuant to domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties.*

In witness whereof, Grantors have hereunto set their hands as of the date set forth in the respective notary acknowledgments.

Philip Barfoot

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31 day of October, 2025, before me personally appeared **Philip Barfoot**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 31 day of October, 2025.

Notary Public
My Commission Expires: 3-20-28

KAYLA O. REDMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sheri Barfoot

Sheri Barfoot

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27th day of October, 2025, before me personally appeared **Sheri Barfoot**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this 27th day of October, 2025.

Lindsey Tatham Finch
Notary Public
My Commission Expires: 09/27/2028

LINDSEY TATHAM FINCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IRA Innovations, LLC, an Alabama limited liability company
as Custodian FBO IRA #2214109

By: _____
Elisha Holcombe, Authorized Representative

IRA Innovations, LLC, an Alabama limited liability company
as Custodian FBO IRA #2410209

By: _____
Elisha Holcombe, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Elisha Holcombe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Representative of IRA Innovations, LLC, an Alabama limited liability company (the "Company"), the within named bargainor, and that she as such Authorized Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Authorized Representative for the Company as custodian for each of the following accounts: **FBO IRA #2410109, FBO IRA #2214109,** and **FBO IRA #2410209.**

Witness my hand, at office, this 13 day of November 2025.

Meagan Suzette Glass
Notary Public
My Commission Expires: 8/8/2029

MEAGAN SUZETTE GLASS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
EXPIRES AUGUST 8, 2029