Karen Johnson Davidson County
Batch# 1458868 DEEDQC
08/12/2026 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260812-0074324

THIS INSTRUMENT WAS PREPARED BY:

STEWART TITLE COMPANY
30 BURTON HILLS BLVD., STE. 200
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson JP

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF AUGUST, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER L. PENNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
IRA Innovations, LLC FBO Florence C. Johns, IRA	IRA Innovations, LLC FBO Florence C. Johns, IRA	181-02-0A-045.00-CO
P.O. Box 360750	P.O. Box 360750	
Birmingham, AL 35236	Birmingham, AL 35236	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, IRA Innovations, LLC FBO John Matthew Johns IRA, by these presents, does hereby quitclaim and convey unto IRA Innovations, LLC as Custodian FBO Florence C. Johns, IRA, all of its rights, title and interests in and to a certain tract(s) or parcel(s) of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B-3 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, 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., as amended of record in Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee; said unit being shown as part of Exhibits E1, E2, E3 of said Master Deed.

Being part of the same property conveyed to IRA Innovations, LLC FBO John Matthew Johns IRA by Warranty Deed from Susan M. Greene, unmarried, dated 01/27/2022, of record in Instrument No. 20220214-0016379, Register's Office for Davidson County, Tennessee.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 8221 Lenox Creekside Dr. #B-3, Antioch, TN 37013.

WITNESS my hand this 10TH day of August, 2026.

IRA Innovations, LLC FBO John Matthew Johns IRA

By: _____
Elisha Holcombe, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared, Elisha Holcombe, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged herself to be the Authorized Representative of IRA Innovations, LLC FBO John Matthew Johns IRA the within named bargainor, and that she, as Authorized Representative, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 6 day of August, 2026.

_____
Notary Public

My Commission Expires: 11.02.2028

ADINA-AMARISE B ISRAEL
Notary Public
Alabama State at Large
My commission expires
Nov 2, 2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Aug 6, 26 (date of document).

Jennifer Pennell

Aug 7, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Aug 7, 2026.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal