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Karen Johnson Davidson County
Batch# 210658 DEEDQC
03/28/2019 09:25:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190328-0027952

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 12/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

SRR
The actual consideration for this transfer is ~~$170,000.00~~ Zero $0.00

Shannon R. Richardson
AFFIANT

Subscribed and sworn to before me this 12th day of March, 2019.

My Commission Expires: 6/12/2021

NOTARY PUBLIC

Address New Owners as Follows:
Avanah Capital, LLC
1749 Chantilly Drive
Brentwood, TN 37027

Send Tax Bills To:

Map-Parcel:
105-10-0-A-317.00CO

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **IRA Innovations, LLC FBO Daniel Gordon, IRA,** Grantor, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Avanah Capital, LLC,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit C-15 together with the appurtenant interest in the common elements of Beechtree Condominiums, a Horizontal Property Regime established by a Master Deed of record in Book 11174, page 284 as amended by First Amendment of record in Book 11680, page 193, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as the Exhibit Map of the said Master Deed.

Being the same property conveyed to IRA Innovations, LLC FBO Daniel Gordon, IRA, by Warranty Deed, from Jessica Pfeifer, dated January 22, 2015, of record in Instrument #20150204-0010541, Register's Office for Davidson County, Tennessee

Said property also being known as 2020 Beech Avenue C15 Nashville, TN 37204.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party hereto have hereunto set their signature on this the 4th day of March, 2019.

IRA Innovations, LLC fbo Daniel Gordon IRA

By: William P. Gulas, Manager

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned, a Notary Public of said County and State, personally appeared William P. Gulas, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of IRA Innovations, LLC fbo Daniel Gordon IRA., the within named bargainor, an Alabama limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand this 5th day of March, 2019.

Notary Public

My Commission Expires: July 7, 2020

INGRID ELISHA HOLCOMBE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 07, 2020

Daniel Gordon, Account Holder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Daniel Gordon, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Account Holder (or other officer authorized to execute the instrument) of the Daniel Gordon IRA, the within named bargainor, and that he as such Account Holder executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Account Holder.

Witness my hand this 13th day of March, 2019.

Notary Public

My Commission Expires: Dec 5, 2020

BRIDGET JUDAH
TENNESSEE NOTARY PUBLIC
My Comm Exp. December 5, 2020
COUNTY OF WILLIAMSON

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