PREPARED BY AND RETURN TO:
M. Todd Jackson
Jackson & Associates PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

Karen Johnson Davidson County
Batch# 577995 DEEDQC
02/25/2021 08:04:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210225-0023452

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barfoot Properties, LLC 108 Crystal Falls Circle Franklin, TN 37064	New Owner

TAX MAP - PARCEL NUMBERS: 93-13-C-370.00 CO

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **IRA Innovations, LLC (f/k/a Entrust Tennessee) fbo IRA #32SM10109,** has this day bargained and sold, and by these presents do hereby quitclaim and convey unto **IRA Innovations, LLC fbo IRA #2214109 as to a 30% tenant in common interest,** its successors and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

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 Annotate, 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 Condominiums 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 from ICON In the Gulch, LLC, a Tennessee limited liability company, dated April 2, 2009, recorded April 3, 2009, of record in Instrument no. 20090403-0030211, Register's Office for Davidson County, Tennessee.

This property known as improved property located at: 600 12th Avenue South #1916, Nashville, TN 37203.

WITNESS MY HAND on this the 18 day of February, 2021.

IRA Innovations, LLC fbo IRA #32SM10109
(now IRA # 2214109)

By: Elisha Holcombe
Elisha Holcombe, Authorized Representative

STATE OF ALABAMA COUNTY OF Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, **Elisha Holcombe,** with whom I am personally acquainted (or proved identity with satisfactory evidence), and who acknowledged that she is Authorized Representative of IRA Innovations, LLC fbo IRA # 2214109, and that she executed the foregoing as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 18 day of February, 2021.

My commission expires: 8/15/2021

Meagen Suzette Glass
Notary Public (Seal)

MEAGAN SUZETTE GLASS NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF TENNESSEE COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 12 day of November, 2020.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 12 day of November, 2020.

My commission expires:

Notary Public (Seal)

Read and Approved:

Philip Barfoot

M. TODD JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-10-2023