QUITCLAIM DEED	Karen Johnson Davidson County Batch# 622026 DEEDQC 04/23/2021 04:11:43 PM 3 pgs Fees: $18.00 Taxes: $710.40 20210423-0054836

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201

Address of New Owners	Send Tax Bills To	Map-Parcel Nos.
Anavah Capital, LLC **1749 Charity Drive** **Brentwood, TN 37027**	**Anavah Capital, LLC** **1749 Charity Drive** **Brentwood, TN 37027**	**104 02 0A 019.00**

THIS INDENTURE, Made the 18th day of September, 2020, between **IRA Innovations, LLC FBO Kimberly R. Gordon IRA, a 90% undivided interest and IRA Innovations, LLC FBO Daniel Gordon IRA a 10% undivided interest,** as party or parties of the first part, hereinafter called Grantor, and **Anavah Capital, LLC,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of their rights, titles and interests in said property, with respect to all of Grantors' titles, interests, claims or demands which the Grantors have or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Unit No. 19 on the Plan of Acklen Place Condominiums, of record in Plat Book 5200, page 503, Register's Office for said County, to which plan reference is here made for a more complete description, together with the appurtenant interest I the common elements of Acklen Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6045, Page 173, amended in Book 7011, Page 177 and Book 11237, Page 290, said Register's Office.

Being the same property conveyed to IRA Innovations, LLC, fbo Kimberly R. Gordon IRA, a 90% undivided interest and IRA Innovations, LLC fbo Daniel Gordon IRA, a 10% undivided interest, in Instrument No. 20181030-0107316, Register's Office for Davidson County, Tennessee.

This property is commonly known as 201 Acklen Park Drive, Unit 19, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, the Grantor have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

IRA Innovations, LLC FBO Kimberly R. Gordon IRA, a 90% undivided interest and IRA Innovations, LLC FBO Daniel Gordon IRA a 10% undivided interest
By: William P. Gulas, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **$192,000.00.**



AFFIANT

Notary Public

My Commission Expires: 05-03-2021

STATE OF Alabama)
COUNTY OF Shelby

On this 11 day of September, 2020, before me personally appeared, William P. Gulas, Manager of IRA Innovations, LLC , to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and that as the Manager of IRA Innovations, LLC and is authorized to do so.

Witness my hand and official seal on this 17 day of September, 2020.

Ingrid Elisha Holcombe
Notary Public
My Commission Expire 8/20, 2021

Ingrid Elisha Holcombe
NOTARY
PUBLIC
ALABAMA STATE AT LARGE