QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 622026 DEEDQC
04/23/2021 04:11:43 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20210423-0054838

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 0F 005.00

THIS INDENTURE, Made the 18th day of September, 2020, between **IRA Innovations, LLC FBO Kimberly Gordon IRA,** 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 5 of West End Square Condominiums created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6686, Page 648, as amended in Book 6712, Page 739, Book 6780, Page 353, and further amended in Book 7114, Page 388, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of West End Square Condominium of record in Book 6250, Page 828, Register's Office for Davidson County, for a more complete identification and description of such Unit.

Being the same property conveyed to IRA Innovations, LLC, f/b/o Kimberly R. Gordon IRA in Instrument No. 20181102-0108732, Register's Office for Davidson County, Tennessee.

This property is commonly known as 3204 West End Cir., Unit 5, Nashville, Tennessee 37203

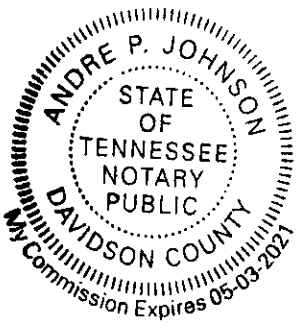
IN WITNESS WHEREOF, the Grantor have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

IRA Innovations, LLC FBO Kimberly Gordon IRA
By: William P. Gulas, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **$225,000.00.**



AFFIANT

Notary Public

My Commission Expires: 05-03-2021

STATE OF Alabama)
COUNTY OF Shelby)

On this 17 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.

Notary Public
My Commission Expires: Aug 20, 2021

Ingrid Elisha Holcombe
NOTARY PUBLIC
ALABAMA STATE AT LARGE