Karen Johnson Davidson County
Batch# 1318006 DEEDQC
09/04/2025 09:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250904-0070541

QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
The Waddell Law Firm
9056 Stone Walk Place
Germantown, TN 38138

THIS INDENTURE, made and entered into as of the 28th day of August, 2025 by and between

Poonam Nair, a married woman,
hereinafter referred to as Grantor,

and

Ironspire, LLC - 1118 Litton Ave #109, Protected Series, a Tennessee Series Limited Liability Company,
hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, remise, release, and quit claim all her interest unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit A1009, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606; Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

MAP/GROUP/PARCEL: 072-10-1A-083.00-CO

Being the same property conveyed to Poonam Nair by Warranty Deed of record in Instrument No. 20170609-0058225, in the Register's Office of Davidson County, Tennessee.

Grantor covenants property is not part of her Homestead.

This Deed prepared without the benefit of title examination at the request of Grantors. No representation, warranty, opinion or advice of any kind has been given by preparer hereof.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Poonam Nair

STATE OF NC

COUNTY OF Mecklenburg

On this 28 day of August, 2025, before me personally appeared **Poonam Nair**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of August, 2025.

Notary Signature
My commission expires: 4-23-30

GARRON HELMS NOTARY PUBLIC MECKLENBURG COUNTY, NC MY COMMISSION EXPIRES APRIL 23, 2030

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for the property is $10.00.

Affiant

Subscribed and sworn to before me this 3 day of ~~August~~ September, 2025.

Notary Public
Commission Expiration:

MELODY D. ASPLUND STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 5-17-2026

RETURN TO:
Covenant Escrow Services Inc
9056 Stone Walk Place
Germantown, TN 38138

PROPERTY ADDRESS:
1118 Litton Ave. #109
Nashville, TN 37216

NAME AND ADDRESS OF PROPERTY OWNER:
Ironspire, LLC - 1118 Litton Ave #109, Protected Series
3225 McLeod Drive, Ste. 100
Las Vegas, NV 89121

SEND TAX BILLS TO:
Ironspire, LLC - 1118 Litton Ave #109, Protected Series
3225 McLeod Drive, Ste. 100
Las Vegas, NV 89121
AND
Mortgage Servicer on File

I, Joshua D. Asplund, 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 August 28, 2025(date of document).

Affiant's Signature

September 3, 2025
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 3rd date of September, 2025.

Notary Public's Signature

My Commission Expires: _____

