Name and Address of New Owner:
Ashley Brake
1207 Kellow Street
Nashville, TN 37208

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 257980 DEEDWARR
07/17/2019 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $878.75
20190717-0069907

Map & Parcel No: 081-03-0-16800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Equity Trust Company Custodian FBO z141589 IRA a 25% undivided interest and Equity Trust Company Custodian FBO z144330 IRA 25% undivided interest and Equity Trust Company Custodian FBO z20337926 IRA a 25% undivided interest and Equity Trust Company Custodian FBO z144327 IRA a 25% undivided interest, Their Heirs and Assigns.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ashley Brake,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly half of the easterly half of Lot No. 8 in the Subdivision of Lot No. 33 in Owens Buena Vista Plan of Lots, as of record in Book 57, Page 26, Register's Office for said County, and also of record in Plan Book 1, Page 84, Chancery Court of Nashville.

Being the same property conveyed to Equity Trust Company Custodian FBO z141589 IRA a 25% undivided interest and Equity Trust Company Custodian FBO z144330 IRA a 25% undivided interest and Equity Trust Company Custodian FBO z144327 a 25% undivided interest and Equity Trust Company Custodian FBO 20337926 IRA a 25% undivided interest by Warrant Deed from Bernadine Eggleston, unmarried, recorded on September 11, 2018, and of record in Instrument No. 20180911-0089795, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bernadine Eggleston, by Warranty Deed from Ilona J. Smith and Essie R. Holland, recorded on November 06, 1995, and of record in Book 9852, Page 425, Register's Office for Davidson County, Tennessee.

Bernadine Eggleston and Bernadine E. Moore are one in the same person.

This is improved property known as 1207 Kellow Street, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of July, 2019.

KATELYN FISHER
Corporate Alternate Signer
Equity Trust Company Custodian FBO z141589
25% undivided interest

KATELYN FISHER
Corporate Alternate Signer
Equity Trust Company Custodian FBO z14430
25% undivided interest

KATELYN FISHER
Corporate Alternate Signer
Equity Trust Company Custodian FBO z144330
25% undivided interest

KATELYN FISHER
Corporate Alternate Signer
Equity Trust Company Custodian FBO z20337926 25% undivided interest

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Katelyn Fisher, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Corporate Alternate Signer for Equity Trust Company Custodian FBO z141589 IRA a 25% undivided interest and Equity Trust Company Custodian FBO z144330 IRA 25% undivided interest and Equity Trust Company Custodian FBO z20337926 IRA a 25% undivided interest and Equity Trust Company Custodian FBO z144327 IRA a 25% undivided interest, the within named bargainor, and he as such Corporate Alternate Signer being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Equity Trust Company Custodian FBO z141589 IRA a 25% undivided interest and Equity Trust Company Custodian FBO z144330 IRA 25% undivided interest and Equity Trust Company Custodian FBO z20337926 IRA a 25% undivided interest and Equity Trust Company Custodian FBO z144327 IRA a 25% undivided interest, by himself as Corporate Alternate Signer.

Witness my hand and official seal at Westlake, ~~Tennessee~~ Ohio, this 12 day of July, 2019.

Notary Public
My Commission Expires:

NOTARIAL SEAL
STATE OF OHIO

JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022

201907170069907

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $237,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of July, 2019.
12

Notary Public
My commission expires:
File No. 2019-292

NOTARIAL SEAL
STATE OF OHIO

JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

201907170069907