Karen Johnson Davidson County
Batch# 316588 DEEDWARR
11/18/2019 08:56:14 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20191118-0118357

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Equitylink Properties, LLC., a Nevada Limited Liability Company,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Joseph Ajao, a married man,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LAND located in Davidson County, Tennessee and being Lot No. 24 on the Plan of Hickory Bend, Section 7 of record in Book 3600, Page 29, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Equitylink Properties, LLC A Nevada Limited Liability Company by deed dated August 1, 2018 of record in Instrument No. 20180813-0079549, Register's Office of Davidson County, Tennessee. See also deed dated November 16, 2011 of record in Instrument No. 20111117-0089785, Register's Office of Davidson County, Tennessee.

Map & Parcel 97-9-0-1

Property Address: 632 Larchwood Drive, Nashville, TN 37214

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 15th day of November, 2019.

Equitylink Properties, LLC., A Nevada Limited Liability Company

MANAGING MEMBER

Chris Ellenberger, Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, Chris Ellenberger, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Managing Member of Equitylink Properties, LLC., and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of November, 2019.

Notary Public

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-28-2022

My commission expires:
2/28/2022

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$240,000.00.**

Affiant

Subscribed and sworn to before me, this 15th day of November, 2019.

Notary Public

My commission expires:
4/21/2020

KAYLA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NEW PROPERTY OWNER:

Joseph Ajao

632 Larchwood Drive

Nashville, TN 37216

PERSON(S) RESPONSIBLE FOR TAXES:

Joseph Ajao
1044B 2nd Ave S
Nashville TN 37210