This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6298

Karen Johnson Davidson County
Batch# 359699 DEEDWARR
02/18/2020 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20200218-0018052

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2020

Notary Public
My Commission Expires:9/16/2020

TESSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah Lynne Redo 802 Kendall Drive Nashville, TN 37209	BANK OF TENNESSEE PO BOX 4980 JOHNSON CITY, TN 37602-4980	103 10 0 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Equialt Fund, LLC, a Nevada Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah Lynne Redo, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Section 4, Brookside Courts, Addition No. 4 of record in Plat Book 2083, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Equialt Fund, LLC, A Nevada Limited Liability Company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20191021-0107405, in the Register's Office of Davidson County, Tennessee, dated October 16, 2019 and recorded on October 21, 2019.

Being the same property conveyed to Music City Holdings LLC by Warranty Deed from Bernice Rothstein, an unmarried woman, of record in Instrument No. 20191021-0107404, in the Register's Office of Davidson County, Tennessee, dated October 15, 2019 and recorded on October 21, 2019.

Being the same property conveyed to Aaron Rothstein and wife, Bernice Rothstein by Warranty Deed from Harold Mabry Newman and wife, Wanda S. Newman, of record in Book 4650, Page 277, in the Register's Office of Davidson County, Tennessee, dated October 24, 1972 and recorded on October 27, 1972. Aaron Rothstein is now deceased leaving Bernice Rothstein as surviving tenant and as shown in the Death Notice, Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **802 Kendall Drive, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of February, 2020.

GRANTOR:

Equialt Fund, LLC, a Nevada Limited Liability Company

By: _____
Brian Davison, Member

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brian Davison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Equialt Fund, LLC, a Nevada limited liability company, and that he is authorized by Equialt Fund, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 14th day of February, 2020.

Notary Public State of Florida
Tony Kelly
My Commission GG 343040
Expires 06/09/2023

_____
Notary Public
My Commission expires: 6/9/2023

202002180018052

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

