SPECIAL **WARRANTY DEED** Karen Johnson Davidson County Batch# 376332 **DEEDWARRSP** 03/24/2020 08:21:22 AM 2 pgs Fees: $13.00 Taxes: $1,665.00 20200324-0031687	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2020. Notary Public MY COMMISSION EXPIRES: 12-19-20 (AFFIX SEAL) JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Equity Trust Company Custodian FBO Brandon Jenkins & Caroline Jenkins P.O. Box 2966 Brentwood, TN 37027	New Owner	159 06 0B 020.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Voce Development Company, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Equity Trust Company Custodian FBO Brandon Jenkins SEP IRA 25% undivided interest and Equity Trust Company Custodian FBO Caroline Jenkins SEP IRA 75% undivided interest,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20, on the plan of FINAL PLAT VOCE, PHASE 1B, MAJOR SUBDIVISION, as shown on plat of record in Instrument 20141028-0099405, as affected by Surveyors Certificate of Correction of record in Instrument 20161206-0128036, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Voce Development Company, LLC by Warranty Deed dated 02/21/2014, from Granny White Cabin Realty, LLC, of record in Instrument 20140224-0015553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property know as: 1613 Windy Ridge Drive, Brentwood, TN 37027

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 10th day of March, 2020.

Voce Development Company, LLC

BY: _____
R. Shannon Pollard, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared R. Shannon Pollard, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Voce Development Company, LLC , the within named bargainor, a limited liability company, and that he as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said R. Shannon Pollard as such President.

Witness my hand and official seal, this the 10th of March, 2020.

Lisa W. Carnes
Notary Public

My Commission Expires: 7/26/2021

(SEAL)

