SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 381414 DEEDWARRSP
04/03/2020 09:53 13 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20200403-0035871

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th 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 SEP IRA 100% PO BOX 2966 Brentwood TN 37024	New Owner	159060B03200

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,** 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 100%,** hereinafter called Grantee(s), its successors 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. 32, on the plan of FINAL PLAT VOCE, PHASE 3, as shown on plat of record in Instrument 20181119-0113859, 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 07/26/2016, from Granny White Cabin Realty, LLC, of record in Instrument 20160726-0076796, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Voce Development Company, LLC by Warranty Deed dated 10/22/2018, from Granny White Cabin Realty, LLC, of record in Instrument 20181023-0105049, 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: 1509 Carlybrook Lane, 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 27th 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 27th of March, 2020.

_____

Notary Public

My Commission Expires: 10/3/21

(SEAL)

