Karen Johnson Davidson County
Batch# 390316 DEEDWARR
04/23/2020 10:04:09 AM 2 pgs
Fees: $13.00 Taxes: $295.63
20200423-0042580

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7108 Crossroads Blvd, Suite 101
Brentwood, TN 37027

JONATHON TRENTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $79,900.00

Affiant

Subscribed and sworn to before me, this 17th day of April, 2020.

Notary Public
My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
AR Realty, LLC	Reliant Bank	059-01-0-030.00
5102 Buena Vista Pike	101 Creekstone Blvd ste 200	
Nashville, TN 37208	Franklin, TN 37064	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Equity Trust Company, Custodian FBO De Etta Brewer Meeks IRA,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **AR Realty, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Forest Vale Subdivision, as of record in Instrument No. 19991214-0303086, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Equity Trust Company Custodian FBO De Etta Brewer Meek IRA by Warranty Deed from AEX Builders, Inc. dated November 18, 2019 of record as Instrument No. 20191209-0127016, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 5102 Buena Vista Pike, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 17th day of April, 2020.

Equity Trust Company, Custodian FBO De Etta Brewer Meeks IRA

By: _____

Its: Hope Gonzales
Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hope Gonzales Corp Alt Sgnr of **Equity Trust Co. Custodian FBO and De Etta Brewer Meeks IRA**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as free act and deed.

Witness my hand and official seal at Brentwood, Tennessee, this the 17th 20th day of April, 2020.

_____
Notary Public

My Commission expires: May 19, 2020

FILE NO: 2020026557

JASON NICHOLSON
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
May 19, 2020