WARRANTY DEED

TERESA GLASS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2020

Notary Public

My Comm. Expires October 23, 2023

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
DQSI, LLC, a Louisiana Limited Liability Company	DQSI LLC	043030027.00
(NAME)	(NAME)	
459 B Myatt Drive	19218 N 5th St	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Covington LA 70433	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203302

For and consideration of the sum of ten dollars. cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Equity Trust Company Custodian fbo Edward Meek IRA 50% undivided interest and Equity Trust Co., Custodian FBO Deetta Brewer IRA 50% undivided interest** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **DQSI, LLC, a Louisiana Limited Liability Company**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit..

SEE ATTACHED

Unimproved ☒

This is improved ☐ property, known as 459 B Myatt Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 529699 **DEEDWARR**
12/10/2020 02:47:38 PM 3 pgs
Fees: $18.00 Taxes: $532.76

20201210-0144906

Witness my hand this 6th day of November, 2020

Equity Trust Company Custodian fbo Edward Meek IRA 50% undivided interest and Equity Trust Co., Custodian FBO Deetta Brewer IRA 50% undivided interest

BY: _____
Hope Gonzales
Corporate Alternate Signer

STATE OF OHIO)
COUNTY OF CUYAHOGA)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared HOPE GONZALES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he is the Corporate Alternate Signer of Equity Trust Company, Custodian FBO Edward W. Meek IRA, the within named Grantor, and that (s)he being duly authorized, executed of the foregoing instrument for the purposes therein contained on behalf of said Grantor.

WITNESS my hand, at office, this 6th day of November, 2020.

_____
Notary Public
My Commission Expires:

RYAN E LINDEN
NOTARY PUBLIC, STATE OF OHIO

Ryan E Linden

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
December 1, 2023

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 2 on the Re-subdivision of the Revision of Lots 3, 4 and 5 Rivergate Industrial Park, Section 3, Resubdivision of Lot 5 of the Resubdivision of Myatt Business Center Lot 1, of record in Instrument No. 20070424-0048444, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Equity Trust Company Custodian fbo Edward W Meek IRA 50% undivided interest and Equity Trust Co., Custodian FBO Deetta Brewer IRA 50% undivided interest by Warranty Deed from Eagle Point Outdoor, LLC dated September 16, 2016 and filed of record in Instrument 20160921-0099407, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20070424--0048444, said Register's Office.

Subject to all matters shown on the Plan of record as Instrument Number 20041029-0129992, said Register's Office.

Subject to a PUDE and all matters shown on the Plan of record in Plat Book 6200, Page 667, said Register's Office.
Subject to Reciprocal Access Easement Agreement of record in Instrument Number 20120730-0066963, said Register's Office.
Subject to Easement of record in Instrument Number 20121105--0101748, said Register's Office.
Subject to Stormwater Detention Agreement of record in Instrument Number 20040601-0063460, in the said Register's Office.
Subject to Easement of record in Book 6991, Page 806, said Register's Office.
Subject to Reservations of Utility Easements and right of way for sewer line as set out in Deed of record in Book 6643, Page 993 and Book 6643, page 987, said Register's Office.
Subject to Flowage Easement of record in Book 2279, Page 1, said Register's Office.
Subject to Declaration for Detention Pond Maintenance for Myatt Business Center of record in Instrument No. 20040820-0100634, said Register's Office.
Subject to Deed of Dedication of record in Book 7825, Page 553, said Register's Office.
Subject to Deed of Conveyance of record in Book 7542, Page 521, said Register's Office.
Subject to Power line easement of record in Book 4870, Page 808, said Register's Office.
Subject to all matters shown on the Plan of record in Plat Book 6050, Page 17, said Register's Office.
Subject to all matters shown on the Plan of record in Plat Book 8250, Page 708, said Register's Offic