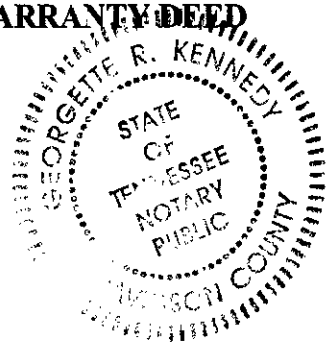
WARRANTY DEED

File #21055



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 12TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 576361 **DEEDWARR**
02/24/2021 10:45:12 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210224-0022846

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Voce Development Co, LLC	NEW OWNER	159-06-0B-020.00-CO
(NAME)	(NAME)	
154 Franklin Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **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 THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Voce Development Co., LLC, a Tennessee limited liability company and R. Dudley Smith, Jr. as tenants in common, their successors and assigned,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 20 on the Plan of Final Plat of Voce, Phase 1B Major Subdivision of record in Plat at Instrument No. 20141028-0099405, as affected by Surveyors Certificate of Correction of record in Instrument No. 20161206-0128036, 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 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 by Special Warranty deed from Voce Development Company, LLC of record in Instrument No. 20200324-0031687 Register's Office for Davidson County, Tennessee, dated March 10, 2020 and recorded on March 24, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved X
This is improved property, known as 1613 Windy Ridge Drive, Brentwood, TN 37027

(House Number) (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 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. 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 12th day of February, 2021.

Equity Trust Company Custodian FBO Brandon Jenkins SEP IRA 25% undivided interest

By: _____
Hope Gonzales
Corporate Alternate Signer

Equity Trust Company Custodian FBO Caroline Jenkins SEP IRA 75% undivided interest.

BY: _____
Hope Gonzales
Corporate Alternate Signer

STATE OF Ohio

COUNTY OF Cuyahoga

Before me, the undersigned Notary Public, of the state and county 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 themselves to be the Corp Alt Signer of Equity Trust Co. the within named bargainor, and that they as such Corp Alt Signer as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the **Equity Trust Company Custodian FBO Brandon Jenkins SEP IRA 25% undivided interest** by themselves as HOPE GONZALES

Witness my hand, at office, this 11 day of February, 2021.

My commission expires: May 19, 2025 _____
Notary Public

JASON NICHOLSON
Notary Public
State of Ohio
My Comm. Expires
May 19, 2025

STATE OF OHIO

COUNTY OF CUYAHOGA

Before me, the undersigned Notary Public, of the state and county 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 themselves to be the Corp Alt Signer of Equity Trust Co. the within named bargainor, and that they as such Corp Alt Signer as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the **Equity Trust Company Custodian FBO Caroline Jenkins SEP IRA 75% undivided interest** by themselves as HOPE GONZALES

Witness my hand, at office, this 11 day of February, 2021.

My commission expires: May 19, 2025 _____
Notary Public

JASON NICHOLSON
Notary Public
State of Ohio
My Comm. Expires
May 19, 2025

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027