Karen Johnson Davidson County
Batch# 607191 DEEDWARR
04/06/2021 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210406-0044571

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ DAVIDSON
CLC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Elgin Whitfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2021

Carmen Coats
Notary Public

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).:
Ryan Christopher Detwiler and Kirsten Julian Detwiler, Husband and Wife	PENNYMAC LOAN SVCS	119-01-0-352.00
(NAME)	(NAME)	
327 Oriel Avenue	6101 CONDOR DR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	MOORPARK, CA 93021	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210624

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 W. Meek IRA** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ryan Christopher Detwiler and Kirsten Julian Detwiler, Husband and Wife** , 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. :

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

Being Lot No. 38 on the plan of G.W. Thuss's Addition, Nolensville Pike, of record in Book 332, page 149, 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 by Warranty Deed from Jerry Bradford, dated February 29, 2016 and filed of record in Instrument No. 20160309-0022352, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 327 Oriel Avenue, Nashville, TN 37210
(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.

Witness my hand this 26th day of ~~February~~ March, 2021

Equity Trust Company, Custodian FBO Edward M. Meek IRA

BY: _____ **Hope Gonzalez**
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 Gonzalez, 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 26 day of ~~February~~ March, 2021.

_____
Notary Public
My Commission Expires:



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

True Copy Certification

I, Angie Lawless, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022