Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1608TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of May, 2021.

Notary Public

Commission Expiration: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 646989 DEEDWARR
06/01/2021 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210601-0072984

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Delores Wiley 1136 Apple Valley Rd. Madison, TN 37115	SAME AS NEW OWNER.	033-16-0-146.00

WARRANTY DEED

FOR AND IN 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, WE, **Equity Trust Company Custodian F/B/O James G. Wynn IRA**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Delores E. Wiley, an Unmarried Woman,** 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:

Property known as: 1136 Apple Valley Rd., Madison, TN 37115, County of Davidson

Being Lot 164-A, Zone Lot Division of Primrose Meadows, Section Two, of record in Plat Book 6900, Page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby mad for a more complete description.

Being the same property conveyed to Equity Trust Company Custodian F/B/O James G. Wynn IRA, by Warranty Deed from Pamela Seats and husband, Kevin J. Seats, dated 07/30/2014 and recorded 08/05/2014 in Instrument No. 20140805-0070197, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 033-16-0-146.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1136 Apple Valley Rd., Madison, TN 37115

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 unemcumbered, 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.

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 26th day of May, 2021.

Equity Trust Company Custodian F/B/O James G. Wynn IRA

BY: _____

NAME: Hope Gonzales
Corporate Alternate Signer

ITS: _____

STATE OF Ohio

COUNTY OF Cuyahoga

Personally appeared before me, a Notary Public in and for said County and State, personally appeared HOPE GONZALES, with whom I am personally acquainted, and who, upon oath, acknowledged herself/~~himself~~ to be the Corporate Alternate Signer of **Equity Trust Company**, the within named bargainor, a limited liability company, and that she/~~he~~ as Corporate Alternate Signer of **Equity Trust Company**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her/~~his~~ name as HOPE GONZALES Corporate Alternate Signer of **Equity Trust Company.**

Witness my hand and official seal at office this 26 day of May, 2021.

_____
Notary Public
Commission Expiration:

RYAN E LINDEN
NOTARY PUBLIC, STATE OF OHIO

Ryan E Linden

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
December 1, 2023

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022