Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF June 2021.

Notary Public
Commission Expiration:

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 657662 DEEDWARR
06/16/2021 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20210616-0081078

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kerrie Dorsey 1134 Apple Valley Road Madison, TN 37115	New Owners	-033-16-0-219.00

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 **Kerrie Dorsey,** Single 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: 1134 Apple Valley Road, Madison, TN 37115, County of Davidson

Being Lot 164-B, 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 made for a more complete description.

Being part of 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: 033-16-0-219.00

See attached Exhibit "A" Equity Trust Asset Purchase Letter - IRA

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 1134 Apple Valley Road, 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 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: Hope Gonzales

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 Corporate Alternate Signer of Equity Trust Company.

HOPE GONZALES

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

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

EQUITY TRUST®

Asset Purchase Letter - IRA

May 21st 2021

To Whom It May Concern:

This letter is to confirm that Equity Trust Company ("Equity") is the Custodian of the James Wynn's Self-Directed Individual Retirement Account (IRA). The IRA was opened with Equity on 07/22/2014, and James Wynn's IRA is currently in full force and effect and has not been amended or revoked.

This letter authorizes James Wynn to purchase or sell assets in the name of Equity Trust Company for the benefit of their IRA. It is permissible for James Wynn to sign agreements or other documents on behalf of their IRA. Although Equity may be asked to sign certain documents relating to the purchase, we reserve the right to refuse and/or request James Wynn to sign documents on behalf of their IRA.

Any asset that James Wynn purchases or sells for their IRA must be titled as follows:
"Equity Trust Company Custodian FBO James Wynn IRA" AND/OR "Equity Trust Company Custodian FBO 200275122 IRA". James Wynn does not have authority to purchase assets solely in the name "Equity Trust Company."

This is In reference to property: 1134 & 1136 APPLE VALLEY RD MADISON TN 37115

Equity Trust Company serves as a passive, non-discretionary custodian of customer directed IRAs. As a passive custodian, Equity Trust Company does not solicit investments, nor do we provide advice or recommendations, to our customers with regard to their investments, acquired by or in, their IRA. As a passive custodian, Equity Trust Company has no authority to take any action with regard to their investments acquired by, or held in, their IRA without the express direction of the IRA owner.

If you have any questions, please contact Equity Trust Company directly at 888-382-4727 or via e-mail at help@trustetc.com.

Sincerely,

Corporate Alternate Signer
Equity Trust Company

MATTHEW COLLIER
Corporate Alternate Signer

Equity Trust Company is a passive custodian and does not provide tax, legal or investment advice. Any information communicated by Equity Trust Company is for educational purposes only, and should not be construed as tax, legal or investment advice. Whenever making an investment decision, please consult with your tax attorney or financial professional.