WARRANTY DEED

File #21343

Karen Johnson Davidson County
Batch# 705854 DEEDWARR
08/27/2021 11:28:02 AM 2 pgs
Fees: $13.00 Taxes: $3,147.97

20210827-0115993

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,802.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaplan Ventures, LLC.	NEW OWNER	-160-06-0-016.00
(NAME)	(NAME)	
8210 Alamo 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, **Equity Trust Company Custodian FBO Brandon Jenkins ROTH IRA 36% undivided interest and Equity Trust Company Custodian FBO Caroline Jenkins SEP IRA 64% undivided interest,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaplan Ventures, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 224 on the Plan of Oak Hill Estates, Section One, as of record in Plat Book 3700, Pages 118, 119 and 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 224 fronts 175 feet on the southwesterly side of Forest Hills Drive and runs back between lines 355.40 feet on the southeasterly side and 202.20 feet on the northwesterly side to a line in the rear, measuring 232.59 feet thereon.

Being the same property conveyed to Equity Trust Company, Custodian FBO Brandon Jenkins ROTH IRA as to 36% undivided interest and Equity Trust Company, Custodian FBO Caroline Jenkins SEP IRA as to 64% undivided interest by Warranty Deed from Barbara J. Mangrum, an unmarried woman of record in Instrument No. 20210628-0087393 Register's Office for Davidson County, Tennessee.

This property is not the homestead or current residence of the grantor.

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 ☐
This is improved ☒ property, known as 825 Forest Hills Drive, Nashville, TN 37220-2101

(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.

24th NC

Witness my hand this ~~25th~~ day of August, 2021.

Equity Trust Company Custodian FBO Brandon Jenkins ROTH IRA 36% undivided interest

BY: _____

Its: Matthew Collier
Corporate Alternate Signer

Equity Trust Company Custodian FBO Caroline Jenkins SEP IRA 64% undivided interest

BY: _____

Its: Matthew Collier
Corporate Alternate Signer

STATE OF OHIO

COUNTY OF CUYAHOGA

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **Matthew Collier** 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 Corporate Alternate Signer of Equity Trust Company the within named bargainor, and that they as such Matthew Collier Corporate Alternate 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 ROTH IRA 36% undivided interest** by themselves as Corporate Alternate Signer

Witness my hand, at office, this 24 day of August, 2021.

My commission expires: _____

_____
Notary Public

RYAN E LINDEN
NOTARY PUBLIC, STATE OF OHIO

Ryan E Linden

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
December 1, 2023

STATE OF OHIO

COUNTY OF CUYAHOGA

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **Matthew Collier** 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 Corporate Alternate Signer of Equity Trust Company the within named bargainor, and that they as such Matthew Collier Corporate Alternate 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 64% undivided interest** by themselves as Corporate Alternate Signer

Witness my hand, at office, this 24 day of August, 2021.

My commission expires: _____

_____
Notary Public

RYAN E LINDEN
NOTARY PUBLIC, STATE OF OHIO

Ryan E Linden

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
December 1, 2023

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027