Karen Johnson Davidson County
Batch# 737235 DEEDWARR
10/15/2021 10:18:00 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20211015-0138799

This Instrument Prepared By:
Saddle Creek Title, LLC
756 Ridge Lake Blvd. Ste 120
Memphis, TN 38120

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of September, 2021, by and between **Equity Trust Company Custodian FBO Earl Dillard Roth IRA BENE Jeannie Dillard DCD,** party of the first part, and **Bryan Gentry Melton and Alexandra Dee Melton,** husband & wife, party of the second part,

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Anitoch, County of Davidson, State of Tennessee:

LOT 25, ON THE PLAN OF KENSAL GREEN, SECTION 2, A RESIDENTIAL P.U.D. SUBDIVISION, AS SHOWN ON PLAT OF RECORD AT INSTRUMENT NUMBER 20180313-0023861, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NUMBER 20211015-0138798 **IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, except for unpaid 2021 Davidson County and 2021 City of Anitoch Taxes, which are not yet due and payable and subdivision restrictions, building lines and easements of record in Instrument No. 20180313-0023861; Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20180314-0024097; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Instrument No. 20000108-0002129; Storm Water Detention Agreement in Instrument No. 20070405-0041076, all in the Register's Office of Shelby County, Tennessee; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

See Attached Signature Page.

Equity Trust Company Custodian FBO Earl Dillard Roth IRA
BENE Jeannine Dillard DCD Inc., a Corporation

By: _____
Earl Dillard, Account Owner

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Earl Dillard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the authorized representative of Equity trust Company Custodian FBO Earl Dillard Roth IRA BENE Jeannie Dillard DCD Inc., the within named bargainor, a corporation, and that he as such Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Officer.

WITNESS my hand and Notarial Seal at office this 29 day of September, 2021.

NILDA TORO
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-17-2023

_____
Notary Public

My Commission Expires:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$385,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 29 day of September, 2021.

NILDA TORO
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-17-2023

_____
NOTARY PUBLIC

My Commission Expires:

Tax Parcel: 150-12-0B-205-00

Property Address: 5105 Kensal Drive, Anitoch, TN 37013

Name & Address of Owner and Mail Tax Notices to:
Bryan Gentry Melton and Alexandra Dee Melton
5105 KENSAL DRIVE
ANITOCH, TN 37013

When Recorded Return To:
Saddle Creek Title
756 Ridge Lake Boulevard, Suite 120, Memphis, TN 38120