THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36904-01-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me this 21st day of March, 2022. Notary Public My Commission Expires: 1/26/25 MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 26, 2025

WARRANTY DEED

Address New Owner: Equity Trust Company Custodian for Brandon Jenkins SEP IRA 50% Interest and Equity Trust Company Custodian for Caroline Jenkins SEP IRA 50%,	**Send Tax Bills To:** New Owner PO Box 2966 Brentwood, TN 37024	**Tax Information:** Map and Parcel No.: 13008003000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John W. Hill, Executor of The Estate of Cynthia Carpenter Hill, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Equity Trust Company Custodian for Brandon Jenkins SEP IRA as to a 50% interest and Equity Trust Company Custodian for Caroline Jenkins SEP IRA as to a 50% interest** ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4314 Estes Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 826559 **DEEDWARR**
03/22/2022 03:32:08 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00

20220322-0033012

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of March, 2022.

John W. Hill, Executor of The Estate of
Cynthia Carpenter Hill, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John W. Hill, 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 Executor of The Estate of Cynthia Carpenter Hill, deceased and as such Executor executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2022.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the map of Comptonwood Subdivision, as of record in Book 974, page 10, Register's Office for Davidson County, Tennessee. Said Lot no. 10 fronts 100 feet on the easterly margin of Estes Avenue and runs back between parallel lines 307.5 feet to a dead line.

Being the same property conveyed to Elmore Hill and wife, Cynthia Carpenter Hill, by Warranty Deed from Lila M. Wendell, unmarried, of record in Book 6592, Page 718, in the Register's Office for Davidson County, Tennessee, dated June 26, 1985 and recorded on June 27, 1985, and re-recorded in Book 6602, Page 715, recorded on July 10, 1985.

Being the same property conveyed to Cynthia Carpenter Hill, by Quitclaim Deed from Elmore Hill, of record in Book 8728, Page 765, in the Register's Office for Davidson County, Tennessee, dated August 26, 1992 and recorded on September 14, 1992.

Being the same property conveyed to Elmore Hill by Quitclaim Deed from Cynthia Carpenter Hill of record in Book 9398, Page 155 in the Register's Office for Davidson County, Tennessee, dated June 6, 1994 and recorded on July 5, 1994. Elmore Hill died on April 20, 2009.

Being the same property conveyed to Cynthia C. Hill by Quitclaim Deed from John W. Hill and Cynthia C. Hill, co-executors of the Estate of Elmore Hill, of record in Instrument No. 20110825-0065883, in the Register's Office for Davidson County, Tennessee, dated August 8, 2011 and recorded on August 25, 2011. Cynthia Carpenter Hill died on December 16, 2021 leaving a Last Will and Testament filed for Probate in Docket No. 22P43, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Cynthia Carpenter Hill directed that the Executor administer and distribute the real propety as part of her probate estate. Letters Testamentary were issued to John W. Hill.

This conveyance is made subject to:

1. 2022 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Comptonwood, as recorded in Plat Book 974, Page(s) 10;