WARRANTY DEED

File #22103

Karen Johnson Davidson County
Batch# 833759 DEEDWARR
04/04/2022 09:35:44 AM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20220404-0038451

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(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
Volpar, Inc.	NEW OWNER	-158-03-0-023.00
(NAME)	(NAME)	
802 5th Avenue East		
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(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 Kirby Jenkins ROTH IRA,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Volpar, Inc. a Tennessee Corporation,** 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:

Following described real estate, more particularly bounded and described, to wit:

Being Lot No. 37 on the Plan of Hillsboro Park, Section II, as of record in Book 2331, pages 61 and 62, Register's Office for said County.

Said Lot No. 37 begins at a point on the Westerly margin of Kingsbury Drive, on the dividing line of Lots 37 and 38; thence Westwardly along the dividing line of Lots Nos. 37 and 38, 237 feet to a point; thence Southerly along the dividing line of Lots Nos. 37 and 69, 198 feet to the Northern margin of Gardendale Drive; thence Eastwardly along the Northern margin of Gardendale Drive, 212 feet to the beginning of a curve; thence around said curve, 39.3 feet to a point thence Northerly 173 feet along the Westerly margin of Kingsbury Drive, to the point of beginning.

Being the same property conveyed to Equity Trust Company Custodian FBO Brandon Kirby Jenkins ROTH IRA by Warranty deed from Michael Randolph Smiley, Successor Trustee of the Robert Smiley and Nona Smiley Revocable Living Trust of record in Instrument No. 20220302-0023791 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 02, 2022.

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 2001 Kingsbury Lane, Nashville, TN 37215

(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.

Witness my hand this 31st day of March, 2022.

Equity Trust Company Custodian FBO Brandon Kirby Jenkins ROTH IRA

BY: _____
Hope Gonzales
Corporate Alternate Signer

ITS: _____

STATE OF OHIO
COUNTY OF CUYAHOGA

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Hope Gonzales _____ 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 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 Kirby Jenkins ROTH IRA** by themselves as CORPORATE ALTERNATE SIGNER.

Witness my hand, at office, this 31st day of March, 2022.

My commission expires JAN 14 2025

Notary Public

Laura G Deitz
Notary Public - State of Ohio
2020-RE-809865
My Commission Expires
01/14/2025

RETURN RECORDED DOCUMENTS TO:

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