WARRANTY DEED

File #22137

Karen Johnson Davidson County
Batch# 853705 DEEDWARR
05/11/2022 11:22:06 AM 3 pgs
Fees: $18.00 Taxes: $4,865.50

20220511-0053916

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.20.24

(AFFIX SEAL)

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires JULY 20, 2024

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	130-08-0-030.00
(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 Kirby Jenkins SEP IRA 50% undivided interest and Equity Trust Company Custodian FBO Caroline Crews Jenkins SEP IRA 50% 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. 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 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 by Warranty deed from John W. Hill, Executor of the Estate of Cynthia Carpenter Hill, Deceased of record in Instrument No. 20220322-0033012 Register's Office for Davidson County, Tennessee, dated March 21, 2022 and recorded on March 22, 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 4314 Estes Road, 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 05 day of May, 2022.

Equity Trust Company Custodian FBO Brandon Kirby Jenkins SEP IRA 50% undivided interest

BY: Matthew Collier

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 CORPORATE ALTERNATE SIGNER 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 SEP IRA 50% undivided interest** by themselves as CORPORATE ALTERNATE SIGNER.

Witness my hand this 05 day of May, 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

Equity Trust Company Custodian FBO Caroline Crews Jenkins SEP IRA 50% 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 CORPORATE ALTERNATE SIGNER 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 Caroline Crews Jenkins SEP IRA 50% undivided interest** by themselves as CORPORATE ALTERNATE SIGNER

Witness my hand, at office, this 05 day of May, 2022.

My commission expires: JAN 14 2025

_____
Notary Public

NOTARY PUBLIC STATE OF OHIO

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