Name and Address of New Owner:
Jorge Vargas Rios
3014 Chelsea Way
Nashville, TN 37013

Send Tax Bills To:
Jorge Vargas Rios
3014 Chelsea Way
Nashville, TN 37013
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 150-03-0-246

Karen Johnson Davidson County
Batch# 910626 DEEDWARR
08/31/2022 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20220831-0098102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Equity Trust Company Custodian FBO 200208321 IRA**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jorge Vargas Rios, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

That 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. 91A on the Plan of Zone Lot Division Lot 91, Chelsea of Priest Lake, Section Two-A, of record in Plat Book 6250, Page 955, amending Plat Book 6250, Page 423, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Equity Trust Company Custodian FBO 200208321 IRA by Final Decree Confirming Sale recorded on March 26, 2020 from Kuhnert, Kristin & McDougal, Mary Elizabeth, recorded in Instrument No. 20200326-0032863, in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of August, 2022.

Equity Trust Company Custodian FBO 200208321 IRA

By: _____(SEAL)
Melissa M. Hernandez
Corporate Alternate Signer

STATE OF OHIO
COUNTY OF CUYAHOGA

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Melissa M. Hernandez with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged him/herself to be the Corporate Alternate Signer of Equity Trust Company Custodian FBO 200208321 IRA, the within named bargainor, and s/he as such Corporate Alternate Signer being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Equity Trust Company Custodian FBO 200208321 IRA, by him/herself as Corporate Alternate Signer.

Witness my hand, at office, this 26th day of August, 2022.

Notary Signature
My commission expires:

LEXIE M CALDWELL
Notary Public, State of Ohio
My Commission Expires
October 09, 2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $245,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 30th day of August, 2022.

Notary Public
My commission expires: 5-9-2026
File No. 2022-5067-VM

MARY E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

True Copy Certification

I, **Pam Autry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 30th day of August, 2022.

Affiant Signature
Date 08/30/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

