WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24

(AFFIX SEAL)

DANA DELWORTH · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · MY COMMISSION EXP. 07-09-2024

LR-S4C-23-1028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Equity Trust Company Custodian FBO Mildred Franco Chen IRA	**New Owner**	
(NAME) **1 Equity Way**	(NAME)	**105-05-0-404 00**
(ADDRESS) **Westlake, OH 44145**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYRONE E. GREEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EQUITY TRUST COMPANY CUSTODIAN FBO MILDRED FRANCO CHEN IRA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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 17 of A V Jones Subdivision of the Jones and Dudley's Addition, said Lot No 17 fronts 50 feet on the North side of said Wallace Street and runs back between parallel lines 150 feet to an alley, as of record in Book 57, Page 147, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Tyrone E Green and wife, Patricia Green by Quitclaim deed from Tyrone Green, married of record in Instrument No. 20040524-0060383 Register's Office for Davidson County, Tennessee, dated May 17, 2004 and recorded on May 24, 2004, and re-recorded in Instrument No 20040615-0070381 in the said Register's Office

Patricia Green having since died July 11, 2021 leaving Tyrone E Green as sole tenant by the entirety

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1028 Wade Avenue, Nashville, Tennessee 37203**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch# 987193 **DEEDWARR**
03/31/2023 11 07 05 AM 2 pgs
Fees $13 00 Taxes $1,110 00

20230331-0023398

Witness my/our hand(s) this the 29th DAY OF MARCH, 2023

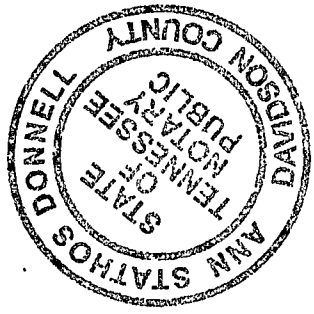
Tyrone E. Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYRONE E GREEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28th of March, 2023

Notary Public
My Commission Expires 09/02/24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212