Karen Johnson Davidson County
Batch# 1061527 DEEDWARR
10/17/2023 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20231017-0081460

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Chelsea K. Pearson
Nathaniel Fishman
1506 Golf Street
Nashville, TN 37216

SEND TAX BILL TO:
SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

MAP/PARCEL 072-04-0-116.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Equity Trust Company Custodian FBO Darold Londo IRA, 35% undivided interest, and Darold Londo, 65% undivided interest, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Chelsea K. Pearson and Nathaniel Fishman, wife and husband, hereafter called the GRANTEES,** his/their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 in Block F on the Plan of Inglewood Terrace of record in Plat Book 1130, Page 1, 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 Darold Londo IRA, 35% undivided interest, and Darold Londo, 65% undivided interest, by Warranty deed from Music City Holdings LLC, a Texas limited liability company, of record in Instrument No. 20221228-0133232 Register's Office for Davidson County, Tennessee, dated December 19, 2022, and recorded on December 28, 2022.

This is improved property known as: **1506 Golf Street, Nashville, Tennessee 37216.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons

whomsoever.

Possession to be given 16th day of October, 2023.

WITNESS MY HAND on this the 16th day of October, 2023.

Equity Trust Company Custodian
FBO Darold Londo IRA

BY: Amber Baraona
ITS: Amber Baraona
Corporate Alternate Signer

STATE OF OHIO
COUNTY OF CUYAHOGA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amber Baraona, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be CORPORATE ALTERNATE SIGNER of the Equity Trust Company Custodian FBO Darold Londo IRA, the within named bargainor, and as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seals at office this 6th day of October, 2023.

NOTARY PUBLIC

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

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Darold Londo

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Darold Londo,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16th day of October, 2023.

NOTARY PUBLIC

My Commission Expires: 3-2-25

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $550,000.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of October, 2023.

NOTARY PUBLIC

My Commission Expires: 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No: 230386

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 16, 2023 (date of document).

Affiant Signature

October 17, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023