(2)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00. Affiant Subscribed and sworn to before me on ~~November 30,~~ December 1st, 2023. NOTARY PUBLIC My Commission Expires: 12/16/2024
File #2023-0383	

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILL(S) TO:	MAP – PARCEL #:
Equity Trust Company Custodian FBO Julie Mehra IRA 4608 Corktree Road Naperville, IL 60564	New Owner	093-01-0A-183.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **VICKI W. STILES, SUCCESSOR TRUSTEE OF THE ELLIOTT/JACKSON 2005 IRREVOCABLE RESIDENCE TRUST DATED SEPTEMBER 14, 2005**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **EQUITY TRUST COMPANY CUSTODIAN FBO JULIE MEHRA IRA**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 512, together with the appurtenant interest in the common elements of Capitol Towers, a horizontal property regime established by Master Deed of record in Book 8607, page 417, as amended in Book 11072, page 626, and as Instrument No. 20220429-0050105, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Capitol Towers attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to INA M. ELLIOTT, MARRIED, by deed from ROBERT A. GARRETT, UNMARRIED, of record as Instrument No. 20041202-0143960, dated November 30, 2004, said Register's Office.

INA ELLIOTT, UNMARRIED, further conveyed said property to INA WILLIAMS ELLIOTT, TRUSTEE OF THE ELLIOTT/JACKSON 2005 IRREVOCABLE RESIDENCE TRUST DATED SEPTEMBER 14, 2005, by Quitclaim Deed of record as Instrument No. 20050915-0111212, dated September 14, 2005, said Register's Office. See Certification of Trust of record in Instrument No. 20231204 0093287, said Register's Office.

Karen Johnson Davidson County
Batch # 1077964 DEEDWARR
12/04/2023 11:08:57 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20231204-0093288

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 510 Gay Street, Unit 512, Nashville, TN 37219.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on November 29, 2023.

Grantor:

Elliott/Jackson 2005 Irrevocable Residence Trust
dated September 14, 2005

By: Vicki W. Stiles
Name: Vicki W. Stiles
Title: Successor Trustee

STATE OF TN
COUNTY OF MADISON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **VICKI W. STILES, SUCCESSOR TRUSTEE OF THE ELLIOTT/JACKSON 2005 IRREVOCABLE RESIDENCE TRUST DATED SEPTEMBER 14, 2005**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of November, 2023.

Karl Strom
Notary Public

My Commission Expires

My commission expires: April 14, 2025

KARL STROM
Notary Public
Alabama State at Large