WARRANTY DEED

Karen Johnson Davidson County
Batch # 1131774 DEEDWARR
05/07/2024 10:29:21 AM 2 pgs
Fees: $13.00 Taxes: $5,032.00

20240507-0033412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

MATTHEW CROWNING NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Equity Trust Company Custodian FBO Brandon Jenkins	Equity Trust Company Custodian FBO Brandon Jenkins	
(NAME) PO Box 2966	(NAME) PO Box 2966	144 15 0 025.00
(ADDRESS) Brentwood, TN 37024	(ADDRESS) Brentwood, TN 37024	
(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, WE, **MONTCREST GOLD LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EQUITY TRUST COMPANY CUSTODIAN FBO BRANDON JENKINS ROTH IRA, AS TO A 70% UNDIVIDED INTEREST, AND EQUITY TRUST COMPANY CUSTODIAN FBO BRANDON JENKINS SEP IRA, AS TO A 30% UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Seventh Civil District of Davidson County, Tennessee, being Lot No. 47 on the Plan of HILLSBORO PARK, SECTION II, of record in Plat Book 2331, Pages 61 and 62, Register's Office for said County.

Said Lot No. 47 fronts 157 feet on the Northerly margin of Montcrest Drive and extends back 508.9 feet on the Easterly side and 397.3 feet on the Westerly side to a dead line in the rear measuring 255 feet.

Being the same property conveyed to Montcrest Gold, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Josh Shapiro, Married, of record in Instrument No. 20211007-0134756, in the Register's Office of Davidson County, Tennessee, dated October 01, 2021, and recorded on October 07, 2021.

Being the same property conveyed to Joshua Shapiro, married, by Warranty Deed from Jay Y. Phillips and wife, Latricia R. Phillips, of record in Instrument No. 202109300131528, in the Register's Office of Davidson County, Tennessee, dated September 29, 2021, and recorded on September 30, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6113 Moncrest Drive, 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 3rd day of May, 20 24

Montcrest Gold, LLC,
a Tennessee limited liability company

BY: _____
Dylan Potter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Authorized Agent of Montcrest Gold, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal this 3rd day of May, 20 24.

Commission expires:
3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

M. R. Schodrosk
Notary Public

MS2024-587