Quitclaim Deed

State of TN County of Davidson

The actual consideration or value, whichever is greater, for this transfer is zero.

Affiant _____

Subscribed and sworn to before me on 5/1/2024,

Notary public Elizabeth Amick

My commission expires: 01/04/2028.

ELIZABETH AMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1171565
08/19/2024 08:25:51 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240819-0063276

THIS INSTRUMENT WAS PREPARED BY Van, LLC 301 Northcreek Blvd. #208, Goodlettsville, TN 37072

ADDRESS OF NEW OWNER AND TAX BILLS TO:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Equity Trust Company Custodian FBO 200208325 CESA & Equity Trust Company Custodian FBO 200358138 CESA	VAN, LLC	07205000300
301 Northcreek Blvd #208	301 Northcreek Blvd #208	
Goodlettsville TN 37072	Goodlettsville TN 37072	

The purpose of this deed is to create a separate tax parcel number for each lot of the underlying subdivision.

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Equity Trust Company Custodian FBO 200208325 CESA a 50% undivided interest & Equity Trust Company Custodian FBO 200358138 CESA a 50% undivided interest hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby remise, release and convey unto Equity Trust Company Custodian FBO 200208325 CESA a 50% undivided interest & Equity Trust Company Custodian FBO 200358138 CESA a 50% undivided interest, hereinafter referred to as Grantee, its heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract 1
Being Lot 12 as shown on the map entitled Joywood Heights, Section 1, plat of which is of record in the Plat Book 1130 Page 91, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a full and complete description.

Tract 2
Being the northerly 30 feet of Lot 11 as shown on the map entitled Joywood Heights, Section 1, plat of which is of record in the Plat Book 1130 Page 91, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a full and complete description.

Being the same property conveyed to Equity Trust Company Custodian FBO 200208325 CESA a 50% undivided interest & Equity Trust Company Custodian FBO 200358138 CESA a 50% undivided interest by Final Decree Confirming Sale of record in the Register's Office for Davison County TN Instrument Number 202404090024963.

This conveyance is made subject to: (1) all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations.

The foregoing legal description is the same as contained in the resource of title shown above.

This is property is commonly known as 2027 Oakwood Ave, Nashville TN 37207.

Witness our hands on 26th day of April, 2024.

Amber Baraona

Equity Trust Company Custodian FBO 200208325 CESA a 50% undivided interest
Amber Baraona
Corporate Alternate Signer

Amber Baraona

Equity Trust Company Custodian FBO 200358138 CESA a 50% undivided interest Amber Baraona
Corporate Alternate Signer

STATE OF OHIO **COUNTY OF** CUYAHOGA

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Amber Baraona **with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the** CORPORATE ALTERNATE SIGNER **respectively of Equity Trust Company Custodian FBO 200208325 CESA, the within named bargainer, and that he/she as such** Amber Baraona **being authorized to do so, executed the foregoing instrument, Quitclaim Deed, for the purposes therein contained.**
Witness my hand and official seal at Westlake, Ohio, **this** 26th **day of** April, **20**24.

Notary Public:

Commission Expires: October 2, 2027

KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

STATE OF OHIO **COUNTY OF** CUYAHOGA

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Amber Baraona **with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the** CORPORATE ALTERNATE SIGNER **respectively of Equity Trust Company Custodian FBO 200358138 CESA, the within named bargainer, and that he/she as such** Amber Baraona **being authorized to do so, executed the foregoing instrument, Quitclaim Deed, for the purposes therein contained.**
Witness my hand and official seal at Westlake, Ohio, **this** 26th **day of** April, **2024.**

Notary Public:

Commission Expires: October 2, 2027

KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS

Resolved, that any one of the following named Officers and Corporate Alternate Signers:

(OFFICER)

Jeffrey A. Desich	Executive Vice Chairman	Richard A. Desich	Vice President
Mark A. Furmanek	Chief Operating Officer	Matthew T. Gardner	Chief Financial Officer
Elizabeth A. Jerdonek	Chief Legal Officer & Chief Administrative Officer	George E. Sullivan	Chief Executive Officer

(CORPORATE ALTERNATE SIGNER)

Amber Baraona	Corporate Alternate Signer	Jeffrey Brown	Corporate Alternate Signer
Jillian Dyke	Corporate Alternate Signer	Kimberly Eisom	Corporate Alternate Signer
Angela Ellingsworth	Corporate Alternate Signer	Jessica Hardon	Corporate Alternate Signer
Amy Henricks	Corporate Alternate Signer	Mary Colleen Kilbane	Corporate Alternate Signer
Sarah Lee	Corporate Alternate Signer	Paula Neuhoff	Corporate Alternate Signer
Michael Ray	Corporate Alternate Signer	Taylor Schnear	Corporate Alternate Signer
Heather Smith	Corporate Alternate Signer		

Are/is hereby authorized and empowered to sell, purchase, borrow funds for debt financed real estate, assign, and transfer any and all bonds, certificates of deposit, stocks, mortgages, real property, satisfactions of mortgage, securities or other investments which may be registered in the name of this Corporation or which may now or hereafter be assigned to it, on behalf of the client or in its role as custodian/administrator. It is further *Resolved* that any and all such assignments of securities and investments registered in the name of or assigned to this Corporation, heretofore or hereafter made by the above-named Officer(s) or Corporate Alternate Signer(s), are hereby ratified and confirmed.

I hereby certify that the foregoing is a true and correct copy of a Resolution passed at a regular quarterly meeting of the Board of Directors, the governing body of Equity Trust Company, a duly authorized corporation. Said Resolution has not been amended or repealed, and it is presently in full force and effect.

Witness my signature this 10 **day of** January, 2024

Official Signature of an Officer

This document was prepared by
Equity Trust Company

SIGNATURE GUARANTEE ATTACHED

DocuSign Envelope ID: C5298820-C1E6-4DFA-BE20-91BEA2969EB7

SIGNATURE GUARANTEE
RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS

(OFFICER)

DocuSigned by:
61E72BAFE4E4427...
Jeffrey A. Desich, Executive Vice Chairman

DocuSigned by:
695B35CF31G74FF...
Richard A. Desich, Vice President

DocuSigned by:
Mark A. Furmanek
9F1955B578D94A9...
Mark A. Furmanek, Chief Operating Officer

DocuSigned by:
Matthew T. Gardner
ADC2AF63AFF2437...
Matthew T. Gardner, Chief Financial Officer

DocuSigned by:
Elizabeth A. Jerdonek
5D06FAF8E5244CD...
Elizabeth A. Jerdonek, Chief Legal Officer & Chief Administrative Officer

DocuSigned by:
George E. Sullivan
1484D9542256442A...
George E. Sullivan, Chief Executive Officer

(CORPORATE ALTERNATE SIGNER)

DocuSigned by:
Amber Baraona
5D2EE4C6F9024D8...
Amber Baraona, Corporate Alternate Signer

DocuSigned by:
Jeff Brown
47CBBA0B10294B2...
Jeffrey Brown, Corporate Alternate Signer

DocuSigned by:
Jillian Dyke
5D8E11892DC24F1...
Jillian Dyke, Corporate Alternate Signer

DocuSigned by:
kimberly Eisom
7FBD20BBD3004BA...
Kimberly Eisom, Corporate Alternate Signer

DocuSigned by:
Angela Ellingsworth
DCEEE632FDED4C8...
Angela Ellingsworth, Corporate Alternate Signer

DocuSigned by:
Jessica Hardon
8545BTAC5E9F4B8...
Jessica Hardon, Corporate Alternate Signer

DocuSigned by:
Amy Henricks
F0CAB9778484B1...
Amy Henricks, Corporate Alternate Signer

DocuSigned by:
Mary Colleen Kilbane
17E5BEBE156943A...
Mary Colleen Kilbane, Corporate Alternate Signer

DocuSigned by:
Sarah Lee
63383D3017D441...
Sarah Lee, Corporate Alternate Signer

DocuSigned by:
Paula M. Neuhoff
BB0624B456FC410...
Paula Neuhoff, Corporate Alternate Signer

DocuSigned by:
F86BEE34750F4FD...
Michael Ray, Corporate Alternate Signer

DocuSigned by:
Taylor Schnear
8734B9B53C624D5...
Taylor Schnear, Corporate Alternate Signer

DocuSigned by:
Heather Smith
7C4FDDEADE7147C...
Heather Smith, Corporate Alternate Signer

SUBSCRIBED TO before me this 10 **day of** January, 2024

(SEAL)

KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

Notary Public

My Commission Expires: October 2, 2027