WARRANTY DEED

File #24-254

Karen Johnson
Batch # 1190699
10/07/2024 09:28:36 AM
Fees: $18.00 Taxes: $5,180.00

Davidson County
DEEDWARR
3 pgs

20241007-0077625

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2024

Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin E. Scott	NEW OWNER	144-15-0-025.00
(NAME)	(NAME)	
160 2nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, **Equity Trust Company Custodian FBO Brandon Jenkins ROTH IRA 70% Undivided Interest & Equity Trust Company Custodian FBO Brandon Jenkins SEP IRA 30% Undivided Interest,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin E. Scott, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Davidson County, Tennessee, being Lot No. 47 on the Plan of Hillsboro Park, Section II, of record in 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 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 by Warranty Deed from Montcrest Gold LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240507-0033412 Register's Office for Davidson County, Tennessee, dated May 03, 2024 and recorded on May 07, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 6113 Montcrest 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 03 day of October, 2024.

Equity Trust Company, Custodian FBO Brandon Jenkins Roth IRA 70% Undivided Interest

BY: _____
Taylor Schnear
ITS: Corporate Alternate Signer

Equity Trust Company Custodian FBO Brandon Jenkins SEP IRA 30% Undivided Interest

BY: _____
Taylor Schnear
ITS: Corporate Alternate Signer

STATE OF OHIO

COUNTY OF CUYAHOGA

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Taylor Schnear with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Corporate Alternative Signer of Equity Trust Company the within named bargainor, and that they as such Corporate Alternative Signer as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the **Equity Trust Company, Custodian FBO Brandon Jenkins Roth IRA 70% Undivided Interest** by themselves as Corporate Alternative Signer

Witness my hand this 03 day of October, 2024.

_____
Notary Signature
My commission expires:

NOTARIAL SEAL
STATE OF OHIO

Amanda Aten
Notary Public, State of Ohio
My Commission Expires:
September 23, 2029

STATE OF OHIO

COUNTY OF CUYAHOGA

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Taylor Schnear with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Corporate Alternative Signer of Equity Trust Company the within named bargainor, and that they as such Corporate Alternative Signer as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the **Equity Trust Company, Custodian FBO Brandon Jenkins SEP IRA 30% Undivided Interest** by themselves as Corporate Alternative Signer

Witness my hand, at office, this 03 day of October, 2024.

Notary Signature
My commission expires:



Amanda Aten
Notary Public, State of Ohio
My Commission Expires:
September 23, 2029

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027