Karen Johnson Davidson County
Batch# 1212068 DEEDWARR
12/03/2024 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20241203-0093926

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Iplan Group Agent for Custodian FBO Benjamin A Toaff 28011 Clemens Road, Suite B Westlake, OH 44145	Iplan Group Agent for Custodian FBO Benjamin A Toaff 28011 Clemens Road, Suite B Westlake, OH 44145	165 00 0 103.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe Randel Warnack, Seller of Estate of Bobby Lee Warnack** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Iplan Group Agent for Custodian FBO Benjamin A Toaff LLC, an Ohio Limited Liability Company**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3823 Hamilton Church Road, Antioch, TN 37013 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

BEING Lot No. 1 on the Plan of Wallace Subdivision of record in Book 5190, page 223, Register's Office for said County, to which record reference is hereby made for a more particular description.

Being the same property conveyed to Joe Randel Warnack, Jr. by Deed from Jason Warnack dated October 11, 2024 and recorded October 30, 2024 in Instrument No. 20241030-0083537 and by affidavit of heirship from Joe Randel Warnack, Sr., dated October 10, 2024 and recorded October 24, 2024 in Instrument No. 20241024-0082693 and affidavit of heirship from Joe Randel Warnack, Sr., dated October 10, 2024 and recorded October 24, 2024 in Instrument No. 20241024-0082692 and the same property conveyed to Joe Randel Warnack, Sr. and Jason Warnack from Bobby Lee Warnack by Affidavit of Heirship dated October 10, 2024, and recorded on October 22, 2024, as Instrument No. 20241022-0082129, and Affidavit of Heirship dated October 10, 2024, and recorded on October 22, 2024, as Instrument No. 20241022-0082130, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 22nd day of November, 2024.

Estate of Bobby Lee Warnack

By: _____
Joe Randel Warnack, Seller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of November, 2024, before me personally appeared Joe Randel Warnack, Seller of Estate of Bobby Lee Warnack, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of November, 2024.

_____
Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 22 day of November, 2024.

_____
Notary Public
My commission expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2025
MAURY COUNTY

Certificate of Authenticity

I, Sondra Mowgey, 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 11/22/2024.

Date

Affiant Signature

11/22/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of November, 20 24.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY