Karen Johnson
Batch # 1237567
02/13/2025 02 46 09 PM
Fees $13 00 Taxes $351 50

20250213-0011120

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Build Trust Construction, LLC	**Same As New Owner**	
(NAME) **5629 Deer Valley tr**	(NAME)	**070-09-3C-002 00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EQUITY TRUST COMPANY CUSTODIAN FBO GLORIA PILLOW ROTH IRA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BUILD TRUST CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit B, of Thirtytwohundred Curtis Street, a Horizontal Property Regime with private elements, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Thirtytwohundred Curtis Street, a Horizontal Property Regime with Private Elements of record as Instrument No 20210923-0128179 being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being part of the same property conveyed to Equity Trust Company Custodian FBO Gloria Pillow Roth, IRA by Warranty Deed from Eric Sox, married of record in Instrument No 20130410-0035544, Register's Office for Davidson County, Tennessee, dated April 08, 2013 and recorded on April 10, 2013

Being part of the same property conveyed to Equity Trust Company Custodian FBO Gloria Pillow Traditional IRA an undivided 37% interest and Equity Trust Company Custodian FBO Gloria Pillow IRA 63% undivided interest by Quitclaim Deed from Equity Trust Company Custodian FBO Gloria Pillow Roth IRA of record in Instrument No 20180405-0032013, Register's Office for Davidson County, Tennessee, dated February 07, 2018 and recorded on April 05, 2018

Being a part of the same property conveyed to Equity Trust Company Custodian FBO Gloria Pillow Roth IRA 37%, undivided interest by Quitclaim deed from Equity Trust Company Custodian FBO Gloria Pillow Roth IRA of record in Instrument No 20190219-0014912 Register's Office for Davidson County, Tennessee, dated May 21, 2018 and recorded on February 19, 2019

The said Equity Trust Company Custodian FBO Gloria Pillow Traditional IRA and Equity Trust Company Custodian FBO Gloria Pillow, IRA make reference to the same IRA account

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 547, Page 39, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20210923-0128179, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20211006-0134155, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2301 Alpine Ave, Nashville, Tennessee 37218**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th DAY OF FEBRUARY, 2025

Equity Trust Company Custodian FBO Gloria Pillow Roth IRA

BY _____
Corporate Alternate Signer

Taylor Schnear
Corporate Alternate Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, 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 such person to be the CORPORATE ALTERNATE SIGNER of EQUITY TRUST COMPANY CUSTODIAN FBO GLORIA PILLOW ROTH IRA, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CORPORATE ALTERNATE SIGNER

Witness my hand and official seal, this the 5th of February, 2025

_____
Notary Public
My Commission Expires 3/28/2028
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212