WARRANTY DEED

Karen Johnson Davidson County
Batch# 503254 DEEDWARR
10/29/2020 11:50:35 AM 2 pgs
Fees: $13.00 Taxes: $1,528.10

20201029-0125890

A-MV-20-513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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)
Emily Lynn Weisband	**Studio Bank**	
(NAME)	(NAME)	
513 Holt Valley Road	**124 12th Ave S, Ste 400**	**128 11 0 034.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37203**	
(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, **ENTRUST INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY LYNN WEISBAND, UNMARRIED,** 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:

Lot 8, Holt Meadows, as shown on plat of record in Plat Book 4300, Page 174, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 8 fronts 70 feet on the Southerly margin of Holt Valley Drive and extends back 158.43 feet on the Easterly line and 147.22 feet on the Westerly line, to a line on the rear on which it measures 87.30 feet.

Being the same property conveyed to 1242 Property Solutions, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Crawford P. Fortune and Thelma Sue Fortune, husband and wife, of record in Instrument No. 20200207-0014616, in the Register's Office of Davidson County, Tennessee, dated February 07, 2020 and recorded on February 07, 2020.

1242 Property Solutions, LLC having since legally changed their name with the Tennessee Secretary of State is now known as Entrust Investments, LLC, a Tennessee Limited Liability Company

This conveyance is subject to:
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Holt Meadows, as recorded in Plat Book 4300, Page(s) 174.

• Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4767, Page 930.

• Metro Permits recorded in Book 10827, Page 293 and at Instrument Nos. 200004070035407 and 20200211-0015648.

• Taxes for 2021 and subsequent years a lien not yet due and payable.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **513 Holt Valley Road, Nashville, Tennessee 37221**.

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 27 DAY OF OCTOBER, 2020.

ENTRUST INVESTMENTS, LLC

BY: _____
Benjamin Dubose
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BENJAMIN DUBOSE, 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 SOLE MEMBER of ENTRUST INVESTMENTS, LLC, 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 limited liability corporation as SOLE MEMBER.

Witness my hand and official seal, this the 27th of October, 2020.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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