WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 202

A-BD-20-205

Karen Johnson Davidson County
Batch# 577891 DEEDWARR
02/24/2021 03:21:13 PM 3 pgs
Fees: $18.00 Taxes: $922.78

20210224-0023320

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)
Entrust Investments, LLC	**New Owner**	
(NAME)	(NAME)	**134 00 0 157.00**
6400 Highway 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **NANCY W. POTTS AND CAROL POTTS GARCIA, A SINGLE PERSON AND SONNIE LEVI POTTS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ENTRUST INVESTMENTS, 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 Located in the 27th Councilmanic District of Davidson County, Tennessee. Bounded on the North by Paragon Mills Road, on the East by Erin Ann Potts, on the South by Eisenhower Drive, on the West by Gerald D. Wildes and Mark L. Peck and described according to a Survey by John Alan Hood, TN R.L.S. No. 1838, dated December 1, 2004, and more particularly described as follows:

Beginning at an Iron Rod (Old) in the Southerly Margin of Paragon Mills Road, said point located S. 85 Degrees 25' 13" E. 280.04 from a concreate monument (Old), the Northeast Return of Paragon Mills Road and Sunlight Drive, the Northeast Corner of Kenilworth Estates, Section four (Book 3300, Pages 33-36 R.O.D.C. TN) and the Northwest Corner of the herein described tract; Thence with the Southerly Margin of Paragon Mills Road S. 83 Degrees 49' 12" E. 190.84 to an Iron Rod (Old) the Northwest Corner of Erin Ann Potts (Book 6024, Page 549 R.O.D.C. TN) and the Northeast Corner of the herein described tract; Thence Leaving Paragon Mills Road with the West Line of Erin Ann Potts S. 03 Degrees 22' 43" W. 225.75 to an Iron Rod (Old) in the Northerly Margin of Eisenhower Drive, said point being the Southwest corner of Erin Ann Potts and the Southeast corner of the herein described tract; Thence with the Northerly Margin of Eisenhower Drive S. 64 Degrees 56' 37" W. 220.39 to a concrete monument (Old) the Southeast corner of Kenilworth Estates, Section Four and the Southwest Corner of the herein described tract; Thence Leaving Eisenhower Drive with the East Line of Gerald D, Wides (Book 9986, Page 408 R.O.D.C. TN) and Mark L. Peck (Instrument No. 20020726-0090149 R.O.D.C. TN) N. 03 Degrees 55' 00" E. 340.03 to the Point of Beginning and containing 1.25 Acres more or Less.

Being the same property conveyed to Nancy W. Potts, a Single Person, Sonnie Levi Potts, a Single Person and Carol Ann Potts, a Single Person by Quitclaim Deed From Nancy W. Potts, Sonnie Levi Potts and Nancy W. Potts as Custodian under the Tennessee Transfers to Minors Act for Carol Ann Potts, of record in Instrument No. 20041228-0152620, in the Register's Office for Davidson County, Tennessee, dated December 8, 2004 and recorded on December 28, 2004.

Being the same property conveyed to Nancy W. Potts, Sonnie Levi Potts, and Nancy W. Potts as Custodian under the Tennessee Transfers to Minors Act for Carol Ann Potts by Quitclaim Deed from Laura Potts Roberts, Executrix of the Estate of James Oble Potts, of record in Instrument No. 20030220-0022398, in the Register's Office for Davidson County, Tennessee, dated February 14, 2003 and recorded on February 20, 2003. And Mary Sue Potts died on January 2, 1986 and James Oble Potts died on February 4, 2002 and a Probate with the number 02P-635 filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Being the same property conveyed to Harold Reeves, Trustee by Quitclaim Deed from S.O. Potts and wife, Mary Sue Potts, and the same property reconveyed from Harold Reeves, Trustee to James Oble Potts, of

record in Book 5020, Page 356, in the Register's Office for Davidson County, Tennessee, dated April 29, 1976 and recorded on April 29, 1976. And Sonnie Oble Potts deceased. (Value or consideration shown in aforementioned Deed $0.00)

Being the Same property conveyed to S.O. Potts and wife, Mary Sue Potts by Warranty Deed from Jesse Morton, Jr., and wife, Mary Louise Morton, and Alton Morton and wife, Evelyn Morton, of record in Book 1558, Page 363, in the Register's Office for Davidson County, Tennessee, dated August 11, 1947 and recorded on February 3, 1948.

**The said Carol Ann Potts is now known as Carol Potts Garcia.

This conveyance is subject to:
- Taxes for the year 2021, a lien, but not yet due and payable.
- Deed for Right of Way to Davidson County of record in Book 2195, Page 303, and Book 3286, Page 463, in the Register's Office for Davidson County, Tennessee.
- Deed for Right of Way to State of Tennessee of record in Book 2858, Page 249, 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: **205 Paragon Mills Road, Nashville, Tennessee 37211**.

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 12th DAY OF FEBRUARY, 2021.

Nancy W. Potts

Carol Potts Garcia

Sonnie Levi Potts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY W. POTTS, CAROL POTTS GARCIA & SONNIE LEVI POTTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

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

Witness my/our hand(s) this the 12th DAY OF FEBRUARY, 2021.

Saul Garcia

Saul Garcia

Saul Garcia, spouse of Carol Potts Garcia, hereby joins in this conveyance and does transfer and convey any and all marital interest he, Saul Garcia, may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Saul Garcia**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of February, 2021.

Notary Public
My Commission Expires: _____

(SEAL)

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