WARRANTY DEED

Karen Johnson Davidson County
Batch# 640187 **DEEDWARR**
05/19/2021 02:15:10 PM 2 pgs
Fees: $13.00 Taxes: $601.25

20210519-0068049

J-SB-BR-21-4600

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21 (AFFIX SEAL)

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)	**148-8-87.00**
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, **TODD SHORTSLEEVE, UNMARRIED**, 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 in Davidson County, Tennessee, being Lot No. 161 on the Plan of Hazelwood, Section Twelve, of record in Plat Book 4300, Page 143, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Todd Shortsleeve, an unmarried man and Richard Gilpin, Jr., an unmarried man, by Warranty Deed from Dwight Pruitt and wife, Karen Pruitt recorded June 17, 2009 in Instrument No. 20090617-0056242, Register's Office for Davidson County, Tennessee.

Richard Gilpin, Jr. died testate on July 11, 2018, leaving Todd Alan Shortsleeve as surviving tenant. Order for Muniment of Title having been filed May 13, 2021 leaving the subject property Todd Alan Shortsleeve in The Estate of Richard Gilpin Jr., of record in the Circuit Court of Davidson County, Tennessee, Probate Division, and Docket No. 21P744.

**Todd Alan Shortsleeve is one in the same as Todd Shortsleeve.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 143, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 4562, Page 138, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Subject to 2021 county taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4600 Artelia Road, Antioch, Tennessee 37013**.

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 17th DAY OF MAY, 2021.

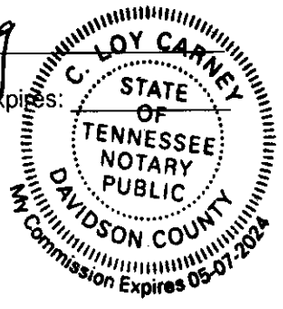
Todd Shortsleeve

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD SHORTSLEEVE, 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 17th of May, 2021.

Notary Public
My Commission Expires:
(SEAL)



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