WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-EI-21-4600

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)
Kamal Saleib	new owner	
(NAME)	Karen Johnson Davidson County ME)	148 08.0 087.00
4600 Artelia Dr	Batch# 667946 **DEEDWARR**	
(ADDRESS)	06/29/2021 02:26:51 PM 2 pgs	RESS)
Antioch, TN 37013	Fees: $13.00 Taxes: $869.50	
(CITY) (STATE) (ZIP)	20210629-0088223	(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 **KAMAL SALEIB, MARRIED,** 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 Section Twelve, Hazelwood, 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 Entrust Investments, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Todd Shortsleeve, Unmarried, of record in Instrument No. 20210519-0068049, in the Register's Office of Davidson County, Tennessee, dated May 17, 2021 and recorded on May 19, 2021.

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, of record in Instrument No. 20090617-0056242, in the Register's Office of Davidson County, Tennessee, dated June 15, 2009 and recorded on June 17, 2009. Richard Gilpin, Jr., is now deceased On July 11, 2018 as shown in the Probate Court for Davidson County, Tennessee, in Docket No. 21P744.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Twelve, Hazelwood, as recorded in Plat Book 4300, Page(s) 143.

- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4562, Page 138.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4600 Artelia Dr, 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 23rd DAY OF JUNE, 2021.

Entrust Investments, LLC, a Tennessee Limited Liability Company

BY: _____
Benjamin DuBose, 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 MEMBER of ENTRUST INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 MEMBER.

Witness my hand and official seal, this the 23rd of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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