# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 692599 DEEDQC
08/06/2021 03:03:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210806-0106478

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF August, 2021

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY (and return to):**

**Rudy Title & Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Percy Warner, LLC** | **Same** | **148 14 0 263.00** |
| (NAME) | (NAME) | |
| **5421 Hwy 100, Unit 58202** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (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** ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**PERCRY WARNER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTEE")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT B OF 904 KEELEY COURT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING 904 KEELEY COURT TOWNHOMES, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NUMBER 20210621-0083557, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "A" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.**

**BEING THE SAME PROPERTY CONVEYED TO ENTRUST INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM LEEMORE KUSHNER AND ROBERT KUSHNER, TRUSTEES OF THE LEEMORE AND ROBERT KUSHNER TRUST DATED MARCH 15, 2018, OF RECORD IN INSTRUMENT NO. 20210427-0055723, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED APRIL 16, 2021 AND RECORDED ON APRIL 27, 2021.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **906 Keeley Court, Nashville, Tennessee 37211**

Witness our hands this the 5th day of August, 2021.

**ENTRUST INVESTMENTS, LLC:**

**BY: BEN DUBOSE**
**ITS: SOLE MEMBER**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th day of August 2021, before me personally appeared **BEN DUBOSE**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Sole Member** for **ENTRUST INVESTMENTS, LLC**, the within named bargainor, a **Tennessee Limited Liability Company** and that he as such **Sole Member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of August, 2021.

Notary Public

My Commission Expires: 5/5/25

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY