Karen Johnson Davidson County
Batch# 710884 DEEDWARR
09/07/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210907-0119494

# WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2022

DM-EXP-21-1009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(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) |
|---|---|---|
| **Scott Davis** | SWBC MORTGAGE CORP | |
| (NAME) | (NAME) | 044-13-0-055.00 |
| **1009 Bettie Dr** | 9311 SAN PEDRO # 100 | |
| (ADDRESS) | (ADDRESS) | |
| **Old Hickory, TN 37138** | SAN ANTONIO, TX 78216 | |
| (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 **SCOTT DAVIS, AN UNMARRIED MAN,** 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. 28 on the Plan of The Knoll, of record in Book 2330, Page 94, said Register's Office.

Said Lot No. 28 fronts 72 feet on the Easterly side of Bettie Drive and extends back between lines 182.2 feet on the Northerly line and 212.5 feet on the Southerly line to a broken line in the rear, on which it measures 100.9 feet.

Being the same property conveyed to Roy C. Swinea and wife, Lucy Jane Swinea by Warranty deed from Charles H. Turner and James K. Wall of record in Book 4090, page 822, Register's Office for Davidson County, Tennessee, dated January 03, 1967 and recorded on January 04, 1967.

Being the same property conveyed to Entrust Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Roy C. Swinea and wife, Lucy Jane Swinea of record in Instrument No. 20210422-0053899 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 22, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 94, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2595, Page 523, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009 Bettie Dr, Old Hickory, Tennessee 37138**.

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 31st DAY OF AUGUST, 2021.

Entrust Investments, LLC, a Tennessee Limited Liability Company

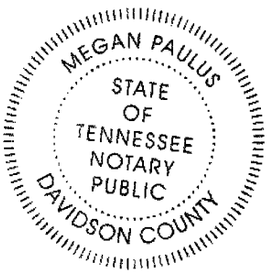
BY: _____
Benjamin DuBose
Sole Member

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, 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 SOLE MEMBER.

Witness my hand and official seal, this the 31st of August, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)




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

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/02/2021 (date ~~of document~~).

Affiant Signature

09/02/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of September, 2021.

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL