WARRANTY DEED

Karen Johnson Davidson County
Batch# 718255 DEEDWARR
09/16/2021 12:45:12 PM 2 pgs
Fees: $13.00 Taxes: $617.90

20210916-0124704

DM-ET-21-232

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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)	**043 13 0 360.00**
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, **MAJORITY INVESTOR, INC.**, 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. 20 in Block 1 on the Plan of Forrest Park Subdivision at Madison, Tennessee, of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 20 fronts 50 feet on the South side of Elm Street and runs back Southerly between parallel lines 150 feet to a dead line.

Being the same property conveyed to Majority Investor Inc., by Warranty Deed from Kailen Goddard, of record in Instrument No. 20150925-0097607, in the Register's Office of Davidson County, Tennessee, dated September 23, 2015 and recorded on September 25, 2015.

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

• Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Forest Park Subdivision at Madison, Tennessee, as recorded in Plat Book 843, Page(s) 44.

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

This is **improved** property known as: **232 Elm Street, Madison, Tennessee 37115**.

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 13th DAY OF SEPTEMBER, 2021.

Majority Investor, Inc.

BY: _____
Keith G. Foley
President and Sole Shareholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared KEITH G. FOLEY, 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 PRESIDENT AND SOLE SHAREHOLDER of MAJORITY INVESTOR, INC., 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 PRESIDENT AND SOLE SHAREHOLDER.

Witness my hand and official seal, this the 13th of September, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

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