Karen Johnson Davidson County
Batch# 792760 DEEDWARR
01/19/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20220119-0007265

WHEN RECORDED RETURN TO
Midtown Title, LLC
~~1704 Charlotte Avenue, #105~~
Nashville, TN. 37203
File No. 1-15417-DS

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2022.

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES: 5-7-2024
(AFFIX SEAL)

DM-AR-21-126

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laura Patricia Frisoli and Adam Witkowski	New Owner	
(NAME)	(NAME)	**043 12 0 042.00**
126 Eagan Circle		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 **LAURA PATRICIA FRISOLI, UNMARRIED, AND ADAM WITKOWSKI, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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, and being all of Lot No. 17, Block A, Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 & W. PT. Lot No. 9 of Anderson Estates, according to survey and plat of same appearing of record in Book 1424, page 107, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot. Said Lot No. 17 fronts 55 feet on the Easterly side of Eagan Circle and extends back 107 feet on the Northerly line and 1127.2 feet on the Southerly line to a dead line in the rear on which it measures 54.36 feet.

Being the same property conveyed to Entrust Investments, LLC, a Tennessee limited liability company, by Warranty Deed from J. Richard Flatbush, Trustee of The Jane Marshall Living Trust, dated October 14, 2016, of record in Instrument No. 20211007-0134624, in the Register's Office of Davidson County, Tennessee, dated September 28, 2021 and recorded on October 07, 2021.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 & W. PT. Lot No. 9 of Anderson Estates, as recorded in Plat Book 1424, Page(s) 107.
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **126 Eagan Circle, 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 12 DAY OF JANUARY, 2022.

Entrust Investments, LLC

BY: Moses McDowell
Moses McDowell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOSES MCDOWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ENTRUST INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 12th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

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

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 01/12/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 01/12/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 **day of** January **,** 2022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM