Karen Johnson Davidson County
Batch# 826002 DEEDWARR
03/22/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220322-0032708

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

DM-ARG-22-389

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023 (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)
Debra Millman and Mark Millman Joshua Millman	**Thompson Kane & Company, Inc.**	
(NAME)	(NAME)	**069 04 0 196.00**
389 Kingview Drive	**8040 Excelsior Drive, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Madison, WI 53717**	
(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 **DEBRA MILLMAN AND MARK MILLMAN, WIFE AND HUSBAND AND JOSHUA MILLMAN, A SINGLE MAN, ALL AS JOINT TENANTS,** 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. 101 on the Plan of Section 4-A, Haynes Park of record in Plat Book 4860, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 101 fronts 80 feet on the Easterly side of Kingview Drive and runs back between lines, 138.66 feet on the Northerly side and 137.77 feet on the Southerly side to a line at the rear on which it measures 67.21 feet thereon.

Being the same property conveyed to Entrust Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Mazis Cerella McIntyre, Personal Representative of The Estate of Zora Johnson, of record in Instrument No. 20211124-0156553, in the Register's Office of Davidson County, Tennessee, dated November 19, 2021 and recorded on November 24, 2021.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 4-A, Haynes Park, as recorded in Plat Book 4860, Page(s) 39.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4943, Page 211.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **389 Kingview Drive, Nashville, Tennessee 37218**.

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 10 DAY OF MARCH, 2022.

Entrust Investments, LLC

BY: _____
Benjamin Dubose
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN DUBOSE, 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 SOLE MEMBER of ENTRUST INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of March, 2022.

_____
Notary Public
My Commission Expires: 5.2.22
(SEAL)



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

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/10/2022.

D. Shayne Adair

3/14/2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14 **day of** March, **2022.**

April D. Wideman
Notary Public
My Commission Expires: 08/13/2022

