WARRANTY DEED

Karen Johnson Davidson County
Batch# 832165 DEEDWARR
03/31/2022 09:55:30 AM 11 pgs
Fees: $58.00 Taxes: $129.50
20220331-0037319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 4-13-26

(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

MST 2021-0899

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Entrust Investments, LLC	Entrust Investments, LLC	
(NAME)	(NAME)	
104 Rayon Drive	6400 Hwy 100	044-05-0-224.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Heirs of The Estate of Margaret Avo Cox and William Franklin Cox Jr as recorded in Affidavit of Heirship for Margaret A. Cox, William David Cox, Thomas, E. Cox, Suzanne Grace Haneline, Sandra Lou Knight, Leonard A. Cox, Freda Winette Jones, Lisa Avo West (deceased December 18, 2009),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Entrust Investments, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 223 on the Map of Rayon City, Old Hickory, as of record in Book 843, Page 13, Register's Office for said County.

Said Lot No. 223 fronts 53.2 feet on the Westerly side of Rayon Drive and runs back 81.2 feet on the Northerly line and 115.2 feet on the Southerly line and measure 52.5 feet thereon.

Being the same property conveyed to William F. Cox and wife, Margaret A. Cox, by Installment Deed from Sadie Denton Ford of record in Book 4444, Page 61, Register's Office for Davidson County, Tennessee (Value or consideration shown in aforementioned deed $8,000.00.)

Said William F. Cox became deceased on April 20, 2005, vesting Margaret A. Cox as surviving tenant.

Said Margaret A. Cox became deceased on July 30, 2014, survived by her children, David Cox, Tommy Cox, Leonard Cox, Suzanne Haneline, Sandy Knight and Freda Jones.

Being also known as 104 Rayon Drive, Old Hickory, Tennessee 37138.

Affidavit of Heirship for Lisa Ava West recorded in Instrument No. 202203310037311, Register's Office of Davidson County, Tennessee.

Affidavit of Heirship for Margaret A. Cox recorded in Instrument No. 202203310037312, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

This property, known as 104 Rayon Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 22nd DAY OF March, 2022.

Heirs and Estate of Margaret Avo Cox and William Franklin Cox Jr

Sandra Lou Knight

Sandra Lou Knight

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Sandra Lou Knight**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of March, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State
(SEAL)
Tennessee
Notary
Public
Williamson County

William David Cox by Sandra Lou Knight as Attorney in Fact

William David Cox by Sandra Lou Knight, as Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Sandra Lou Knight**, Attorney-in-Fact **William David Cox**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Heirs and Estate of Margaret Avo Cox and William Franklin Cox Jr, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 22nd day of March 2022.

Notary Public

My Commission Expires: 4/24/23

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

Suzanne Grace Haneline by Sandra Lou Knight as Attorney-in-Fact

Suzanne Grace Haneline by Sandra Lou Knight, as Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Sandra Lou Knight**, Attorney-in-Fact **Suzanne Grace Haneline**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Heirs and Estate of Margaret Avo Cox and William Franklin Cox Jr, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 22nd day of March, 2022.

Notary Public

My Commission Expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County
(SEAL)

Thomas E. Cox by Sandra Lou Knight as Attorney-in-Fact

Thomas E. Cox by Sandra Lou Knight, as Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Sandra Lou Knight**, Attorney-in-Fact **Thomas E. Cox**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Heirs and Estate of Margaret Avo Cox and William Franklin Cox Jr, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 22nd day of March 2022.

Notary Public

My Commission Expires: 4/24/23

Amelia Swanson (SEAL) State of Tennessee Notary Public Williamson County

Leonard A Cox by Sandra Lou Knight as Attorney in Fact

Leonard A. Cox by Sandra Lou Knight, as Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Sandra Lou Knight**, Attorney-in-Fact **Leonard A. Cox**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Heirs and Estate of Margaret Avo Cox and William Franklin Cox Jr, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 22nd day of March 2022.

Notary Public

My Commission Expires: 4/24/23

(SEAL)

Amelia Swanson
Notary Public
State of Tennessee
Williamson County

Freda Winette Jones by Sandra Lou Knight as Attorney in Fact

Freda Winette Jones by Sandra Lou Knight, as Attorney-in-Fact

STATE OF Tennessee

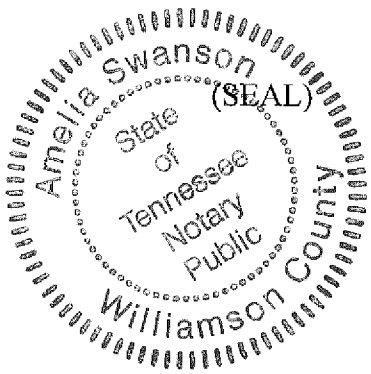
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Sandra Lou Knight**, Attorney-in-Fact **Freda Winette Jones**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Heirs and Estate of Margaret Avo Cox and William Franklin Cox Jr, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 22nd day of March 2022.

Notary Public

My Commission Expires: 4/24/23



(SEAL)

Teri LeeAnn Wilson

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Teri LeeAnn Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of March, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson State of Tennessee Notary Public (SEAL) Williamson County

Jerina LaKay Cox by Sandra Lou Knight by Attorney in Fact

Jerina LaKay Cox by Sandra Lou Knight, as Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

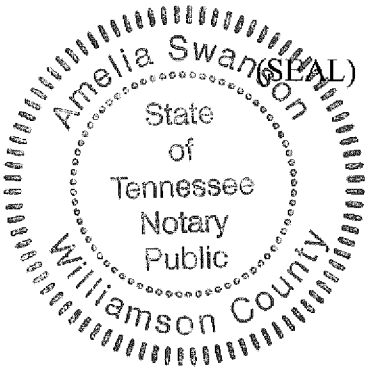
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Sandra Lou Knight**, Attorney-in-Fact **Jerina LaKay Cox**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Heirs and Estate of Margaret Avo Cox and William Franklin Cox Jr, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 22nd day of March 2022.

Notary Public

My Commission Expires: 4/24/23

(SEAL)



True Copy Certification

I, Yvette Meldrum, 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 March 22, 2022.

Affiant Signature _____

March 22, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of March 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4/24/23

