QUITCLAIM DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DM-LCU-22-904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Percy Warner, LLC	**New Owner**	**148140C00100CO**
(NAME)	(NAME)	
5421 Highway 100, Unit 58202		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 836151 DEEDQC
04/07/2022 02:08:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220407-0040612

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ENTRUST INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

PERCY WARNER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNITS A OF 904 KEELEY COURT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING 904 KEELEY COURT TOWNHOMES, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NUMBER 20210621-0083557, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "A" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

BEING A PART OF THE SAME PROPERTY CONVEYED TO ENTRUST INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM LEEMORE KUSHNER AND ROBERT KUSHNER, TRUSTEES OF THE LEEMORE AND ROBERT KUSHNER TRUST DATED MARCH 15, 2018, OF RECORD IN INSTRUMENT NO. 20210427- 0055723, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED APRIL 16, 2021 AND RECORDED ON APRIL 27, 2021.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **904 Keeley Court, Nashville, Tennessee, 37211.**

Witness our hands this the 18th day of April, 2022.

ENTRUST INVESTMENTS, LLC

BEN DUBOSE, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BEN DUBOSE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Member for **ENTRUST INVESTMENT, LLC, a Tennessee limited liability company,** the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 18th day of April, 2022.

Notary Public

My Commission Expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY