QUITCLAIM DEED

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

DM-LCU-22-232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Brian Mitchell
Affiant

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

Dawn Martin
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**	**04313036000**
(NAME)	(NAME)	
5421 Highway 100, Unit 58202		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 836159 DEEDQC
04/07/2022 02:21:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220407-0040626

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 IN BLOCK 1 ON THE PLAN OF FOREST 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 ENTRUST INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM MAJORITY INVESTOR, INC., OF RECORD IN INSTRUMENT NO. 20210916-0124704, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 13, 2021 AND RECORDED ON SEPTEMBER 16, 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: **232 Elm Street, Madison, Tennessee, 37115.**

Witness our hands this the 1st 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 1st 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