Karen Johnson Davidson County
Batch# 850326 DEEDWARR
05/04/2022 12:38:03 PM 2 pgs
Fees: $13.00 Taxes: $636.40
20220504-0051669

PREPARED BY:
M. Todd Jackson, Attorney
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 13th day of March, 2022 by and between Damon Cummings, married, hereinafter referred to as GRANTOR, and The Entrust Group, Inc., f/b/o, Brian Cooper IRA, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto GRANTEE the following described property lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Block "C" Woodmont Lane Homesites of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Damon Cummings, married, by Warranty Deed from The 4006 Auburn Lane Trust, dated July 14, 2021, recorded July 20, 2021, of record in Instrument No. 20210720-0097421, Register's Office for Davidson County, Tennessee.

This is improved property known as 4006 Auburn Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Damon Cummings

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me Joan Hennessee, a Notary Public of said county and state Damon Cummings to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand and seal, this the 13th day of April, 2022.

Joan Hennessee
Notary Public

My Commission Expires: 3/7/2023

JOAN HENNESSEE
Notary Public
Alabama State at Large

Name and Address of Property Owner:
The Entrust Group, Inc
f/b/o, Brian Cooper IRA
555 12Th Street Suite 900
Oakland, CA 94607

Send Tax Statements to: SAME

Map & Parcel 116-08-0-125.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $172,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 21 day of April, 2022.

Notary Public

My Commission Expires: 9/2/24

RETURN TO:
M. Todd Jackson, Attorney
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

LATRISHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 2, 2024