THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2022-0660	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* JM *Affiant* Sworn to and subscribed to before me this 2 day of June 2022. BB *Notary Public* *My commission expires:* 10.20.24

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-20-2024

Name and Address of New Owner: Percy Warner, LLC 104 Rayon Street Old Hickory, TN, 37138	Karen Johnson Davidson County Batch# 869950 DEEDQC 06/13/2022 11:24:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20220613-0066911
Send Tax Bills To: Owner	
Street Address of Subject Property: 104 Rayon Street Old Hickory, TN, 37138	**Parcel ID:** 044-05-0-224.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Entrust Investments, LLC**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Percy Warner, LLC,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

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, leaving Margaret A. Cox as surviving

tenant in the entirety.

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

Affidavit of Heirship on Recorded in March 31, 2022, an official Recorded in instrument No 20220331-0037312, in Register's Office for Davidson County, Tennessee.

Lisa Avo West became deceased on December 18, 2009. Survived by her children, Terri Wilson, and Jerina Cox.

Affidavit of Heirship on Recorded in March 31, 2022, an official Recorded in instrument No 20220331-0037311, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Entrust Investments, LLC by Warranty deed from 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) of record in Instrument No. 20220331-0037319 Register's Office for Davidson County, Tennessee, dated March 22, 2022 and recorded on March 31, 2022. (Value of consideration shown in aforementioned deed $35,000.00.)

WITNESS my hand this 2nd day of June, 2022.

Entrust Investments, LLC

Ben DuBose, its sole member

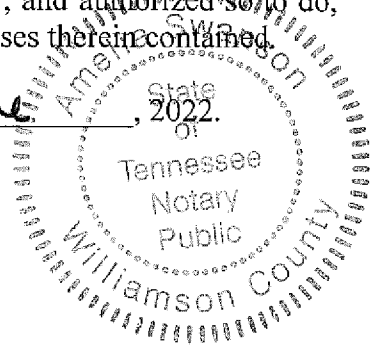
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of June, 2022.

Notary

My commission expires: 4/24/2023



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 June 2, 2022.

Affiant Signature _____

June 2, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of June 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 10-20-24

