WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFI

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

DM-ETI-22-228

Karen Johnson Davidson County
Batch# 887472 **DEEDWARR**
07/12/2022 11:18:47 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20220712-0079995

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Entrust Investments LLC	new owner	
(NAME)	(NAME)	**149 04 0 242.00**
6400 HIGHWAY 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN VENA, EXECUTRIX OF THE ESTATE OF LEE EDWIN PAVLOVICH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ENTRUST INVESTMENTS LLC, TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their 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. 615 on the Plan of Edge-O-Lakes Estates, Section 13, as of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 615 fronts 79.97 feet on the Southeasterly margin of Sailboat Drive and extends back 158.39 feet on the Northeasterly line and 182.56 feet on the Southeasterly line to a line in the rear measuring 93.66 feet thereon.

Being the same property conveyed to Lee E. Pavlovich, unmarried, by Warranty Deed from Carolyn C. Heer and husband, Archie H. Nash, of record in Book 8095, Page 686, in the Register's Office of Davidson County, Tennessee, dated April 20, 1990 and recorded on April 25, 1990. The said Lee E. Pavlovich died November 18, 2018, Testate devising subject property to Jimmy Lynn Horn II. See Probate case in the 7th Circuit Court of Davidson County, Tennessee (Probate Division) in Docket No. 19P655.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 13 Edge-O-lake Estates, as recorded in Plat Book 4175, Page(s) 33 .
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4268, Page 302.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **228 Sailboat Drive, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF JUNE, 2022.

Estate of Lee Edwin Pavlovich

BY: _____
Karen Vena
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN VENA, EXECUTRIX of the ESTATE OF LEE EDWIN PAVLOVICH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212