WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2022.

Notary Public

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

MY COMMISSION EXPIRES:

DM-ETI-22-228-1

Karen Johnson Davidson County
Batch# 887476 DEEDWARR
07/12/2022 11:22:41 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20220712-0079999

THIS INSTRUMENT WAS PREPARED BY

2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tod McDowell	**New Owner**	
(NAME)	(NAME)	**149 04 0 242.00**
3511 REFUGE TRAIL		
(ADDRESS)	(ADDRESS)	
Thompsons Station, TN 37179		
(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, **ENTRUST INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOD MCDOWELL, MARRIED,** 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 Entrust Investments, LLC, a Tennessee Limited Liabilty Company, by Warranty Deed from Karen Vena, Executrix of the Estate of Lee E. Pavlovich, of record in Book **___, Page_____, in the Register's Office of Davidson County, Tennessee, dated JUNE 30, 2022 and recorded on 7/12/22.

** 20220712-0079995

This conveyance is subject to:
- Property 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 7th DAY OF JULY, 2022.

Entrust Investments, LLC

BY: _____
Kellen Nascimento
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEN NASCIMENTO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ENTRUST INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of July, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212