Karen Johnson Davidson County
Batch# 926175 DEEDWARR
10/05/2022 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20221005-0110055

# WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF SEPTEMBER, 2022

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Entrust Investments, LLC | SEND TAX BILLS TO: NEW OWNER | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 6400 HWY 100 | (NAME) 6400 HWY 100 | 08111034400 |
| (ADDRESS) NASHVILLE TN 37205 | (ADDRESS) NASHVILLE TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Timothy Thompson, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Entrust Investments, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land situated and lying in Nashville, Davidson County, Tennessee, the same being the southerly forty-five (45) feet of Lot No. 285, in McGavock, Wetmore and Other Second Addition to Nashville, called the Addition to Town of McGavock, a plan of which addition is of record in Book 21, Page 41, in the Register's Office of said County.**

**Being the same property conveyed to Timothy Thompson by virtue of that certain Quit Claim Deed dated February 14, 2018, and being of record at Instrument No. 20180305-0020552, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.**

**Being the same property previously conveyed to Timothy Thompson and Billy Crowe Thompson, Jr. by virtue of Quit Claim Deed dated May 17, 2010 at Instrument No. 20160920-0099161 in the amount of $10.00 in the said Register's Office.**

**Being the same property previously conveyed to Billy Crowe Thompson, Sr. by virtue of Installment Deed dated May 1, 2002 at Instrument No. 20020521-0061937 in the amount of $30,000.00 in the said Register's Office.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1725 14th Ave N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of September, 2022.

**Timothy Thompson**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Timothy Thompson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2022.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, Allison Taylor, 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 **September 30, 2022**.

Date

Affiant Signature

**October 5, 2022**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)