Karen Johnson Davidson County
Batch# 962850 DEEDWARR
01/20/2023 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230120-0004670

WARRANTY DEED

File No. AT-22-3745

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Urbano and John Reilly	NEW OWNERS	
(NAME)	(NAME)	
107 Lindsley Park Drive	1200 BROADWAY APT. 1812	083-09-0-463.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	NASHVILLE TN 37203	
(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, I/we, **Entrust Investments LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack Urbano, unmarried and John Reilly, married**, 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 in Davidson County, Tennessee, being Lot No. 9 on the Plan of Lindsley Park Addition as shown on plat of record in Plat Book 547, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristina Altepeter and Jacob L. Thelen, wife and husband, by Warranty Deed from Nicole Olszewski, formerly known as Nicole A. Miller, and Timothy Olzewski, wife and husband, of record in Instrument No. 20180111-0003700, Register's Office for Davidson County, Tennessee, dated January 10, 2018 and recorded on January 11, 2018.

Being the same property conveyed to Entrust Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Kristina Altepeter and Jacob L. Thelen, wife and husband of record in Instrument No. 20221206-0127328, Register's Office for Davidson County, Tennessee, dated November 14, 2022 and recorded on December 06, 2022.

This is property more commonly known as 107 Lindsley Park Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 13th day of January, 2023.

Entrust Investments LLC, a Tennessee Limited Liability Company

By: _____
Benjamin Dubose, Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Benjamin Dubose, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Member of Entrust Investments LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Member.

Witness my hand this 13th day of January, 2023.

_____
NOTARY PUBLIC

My commission expires: _____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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 **January 13, 2023**.

Date

Affiant Signature

January 20, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **January**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023

Date

Notary's Seal (if on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner