Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032626 DEEDWARR
07/31/2023 11:10:12 AM 2 pgs
Fees: $13.00 Taxes: $2,623.30

20230731-0058794

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $709,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No.: 23-CD-236

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Holden Malone	New owner	11608012500
(NAME) 4006 Auburn Lane	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Nine Thousand And No/100 Dollars ($709,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE ENTRUST GROUP, INC FBO BRIAN COOPER IRA, A TENNESEE CORPORATION, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOLDEN MALONE, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, 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. 18 on the Plan of Block "C" Woodmont Lane Homesites of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Entrust Group, Inc., f/b/o Brian Cooper IRA by Warranty Deed from Damon Cummings, married, dated March 13, 2022, recorded May 4, 2022, of record in Instrument No. 20220504-0051669, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Damon Cummings, married, by Warranty Deed from MaLinda Oden, Trustee of The 4006 Auburn Lane Trust, dated July 14, 2021, recorded July 20, 2021, of record in Instrument No. 20210720-0097421, Register's Office for Davidson County, Tennnessee.

unimproved ☐
This is improved ☒ property, known as 4006 Auburn Lane, Nashville, TN 37215
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 25th day of July, 2023.

The Entrust Group, Inc FBO Brian Cooper IRA

BY: _____
Jia Yan Pan
Authorized Signer

STATE OF California
COUNTY OF Alameda

Before me, Nikki LaMara Edwards, a Notary Public of said State and County aforesaid, personally appeared Jia Yan Pan, 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 Authorized Signer for The Entrsut Group, Inc.. the within named bargainor, a corporation and that he/she as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Authorized Signer.

Witness my hand, at office, this 25th day of July 2023.

Nikki LaMara Edwards
Notary Public

My Commission Expires: August 17th 2023

NIKKI LA MARA EDWARDS
COMM. #2301795
Notary Public - California
Alameda County
My Comm. Expires Aug. 17, 2023