WARRANTY DEED

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

DM-BS-23-4119-4121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

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)
Brian Cox	**New Owner**	
(NAME)	(NAME)	
5325 Sherrington Road		**064 09 0 031 00** **064 09 0 326 00**
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(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 **BRIAN COX, 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

Parcel 1
Land in Davidson County, Tennessee, being Lots No 26 of Block "K" on the Map of Hadley's Bend City Subdivision, as of record in Plat Book 421, Page 120, Register's Office for said County
Said Lot No 26 fronts 25 feet on the Westerly side of Church Street and run back between parallel lines 150 feet to a 10-foot alley

Parcel 2
Land in Davidson County, Tennessee, being Lot No 28 of Block "K" on the Map of Hadley's Bend City Subdivision, as of record in Plat Book 421, Page 120, Register's Office for said County
Said Lot No 28 fronts 25 feet on the Westerly side of Church Street and run back between parallel lines 150 feet to a 10-foot alley

Being the same property conveyed to Entrust Investments, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Entrust Investments, LLC, A Tennessee Limited Liability Company, of record in Instrument No 20230519-0037883, in the Register's Office of Davidson County, Tennessee, dated May 12, 2023 and recorded on May 19, 2023

Being the same property conveyed to Entrust Investments, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Howard E Walpole, Unmarried, of record in Instrument No 20220419-0045044, in the Register's Office of Davidson County, Tennessee, dated April 13, 2022 and recorded on April 19, 2022

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Note Lot 28 has been assigned a new tax parcel number but is not yet being assessed under that number The new tax parcel number is "064 09 0 326 00"
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Hadley's Bend City Subdivision, as recorded in Plat Book 421, Page(s) 120
- Easement for Encroachment, recorded in Instrument No 20230905-0069514
- No coverage is provided as to the amount of acreage or square footage of the land
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **4119 and 4121 Church St, Old Hickory, Tennessee 37138**

Karen Johnson Davidson County
Batch# 1052425 **DEEDWARR**
09/21/2023 09 51 20 AM 2 pgs
Fees $13 00 Taxes $592 00

20230921-0074185

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 18th DAY OF SEPTEMBER, 2023

Entrust Investments, LLC

BY_____
Benjamin Dubose
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN DUBOSE, 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 SOLE MEMBER of ENTRUST INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 18th of September, 2023

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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