WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Dec 2027

DM-EI-23-204

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)
Jesse Mulliniks and Franciely Mulliniks	**SoFi Bank c/o DocProbe**	
(NAME)	(NAME)	**134 14 0D 002.00**
204 Eisenhower Drive	**1133 Ocean Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Lakewood, NJ 08701**	
(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 **JESSE MULLINIKS AND FRANCIELY MULLINIKS, A MARRIED COUPLE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Townhomes at 200 Eisenhower Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 200 Eisenhower Drive, a Horizontal Property Regime, of record in Instrument Number 20220617-0069986, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to ENTRUST INVESTMENTS, LLC formally known as 1242 Property Solutions, LLC, a Tennessee Limited Liability Company, by Warranty Deed from John E. Bruce, Jr., Married, of record in Instrument No. 20190805-0077634, in the Register's Office of Davidson County, Tennessee, dated July 31, 2019, and recorded on August 05, 2019.

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: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 134 14 0D 002.00
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 1242 Property Solutions, LLC. Property, as recorded in Instrument No. 20200218-0018106.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220617-0069986.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCM's for Regulated Residential Infill recorded in Instrument No. 20230913-0071853.
- Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20210727-0100485 and Instrument No. 20210727-0100499.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **204 Eisenhower Drive, Nashville, Tennessee 37211**.

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.

Karen Johnson Davidson County
Batch# 1060714 DEEDWARR
10/16/2023 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20231016-0080704

Witness my/our hand(s) this the 13 DAY OF OCTOBER, 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 13th of October, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
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

True Copy Certification

I, **Pam Autry,** 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 this the 13th day of October, 2023.

Affiant Signature

Date 10/13/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

