WARRANTY DEED

Karen Johnson
Batch # 1077705
12/04/2023 10:12:47 AM
Fees: $13.00 Taxes: $2,127.50

Davidson County
DEEDWARR
2 pgs

20231204-0093222

DM-EI-23-1302-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

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)
Oak Pool II, LLC	New Owner	
(NAME) 4934 William Arnold Rd	(NAME)	105 07 0 167.00
(ADDRESS) Memphis, TN 38117	(ADDRESS)	
(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 **OAK POOL II, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** 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:

The following described land located in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 7 in Block "A" on a plan of a Subdivision of Blocks "A" and "D", Merritt Property, as of record in Plat Book 421, Page 153, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the Easterly side of Hamilton Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Entrust Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Herbert Holder and Brandy Mannen, fka Brandy Jackson, and Cody Hatfield, of record in Instrument No. 20230913-0071736, in the Register's Office of Davidson County, Tennessee, dated August 30, 2023 and recorded on September 13, 2023.

Being the same property conveyed to George Burrow, and wife, Belle Burrow, by Warranty Deed from Minnie Katherine Douglas Chrisman and husband, Paul Woodrow Chrisman, of record in Book 7103, Page 458, in the Register's Office of Davidson County, Tennessee, dated January 09, 1987 and recorded on January 12, 1987. (Value or consideration shown in aforementioned deed $25,000.00). The said George Burrow died on August 12, 1994, leaving his spouse, Jennie Belle Burrow, as surviving tenant by the entirety. The Jennie Belle Burrow, being one and the same person as Belle Burrow, died on June 28, 1999, testate, devising the subject property to Brandy Jackson and Cody Hatfield, in equal shares, subject to a life estate devised to Eugene Holder and Herbert Holder. See Probate Case 00P-717, Davidson County Circuit Court (Probate Division). Also see Affidavit of Heirship recorded in Instrument No. 20220930-0108309. The said Eugene Holder, aka Donald Holder, died on June 28, 1999.

This conveyance is subject to:
- Taxes and assessments for the year 2023 are now due and payable.
- Taxes and assessments for 2024 and subsequent years, a lien 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.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Blocks A and D, Merritt Property, as recorded in Plat Book 421, Page(s) 153.
- 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 **improved** property known as: **1302 Little Hamilton Ave, Nashville, Tennessee 37203**.

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 30 DAY OF NOVEMBER, 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 30th of November, 2023.

_____
Notary Public
My Commission Expires: 5-5-25
(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