WARRANTY DEED

Karen Johnson Davidson County
Batch # 1095654 DEEDWARR
01/30/2024 08:05:09 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20240130-0006269

DM-BS-23-4115-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

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)
Entrust Investments, LLC	**New Owner**	
(NAME)	(NAME)	**064 09 0 072.00** **064 09 0 073.00** **064 09 0 074.00**
6400 Highway 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JAYSON T LANDRUM, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ENTRUST INVESTMENTS, LLC, A TENNESSEE 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:

Tract 1: (064 09 0 072.00 and 064 09 0 073.00)

Lots 1, 3, 5, 7 and 9 and the Westerly parts of lots 2, 4, 6, 8 and 10 of Block "N" on the map of Hadley's Bend City, as of record in Plat Book 421, Page 120, Register's Office of Davidson County, Tennessee.

Beginning at the Northeast corner of Main Street, and Commerce Street; thence with the Northerly margin of Commerce Street Eastwardly 299.6 feet to the Westerly margin of Hermitage Street; thence with the Westerly margin of Hermitage Street Northwardly 150 feet to the Southerly margin of an alley; thence with said alley Westwardly 260 feet, more or less, to the Easterly margin of Main Street; thence with the Easterly margin of said Street Southwardly along a broken line 150 feet, more or less, to the beginning. Said lots 1, 3, 5, 7 and 9 of the Block "N" fronts together 125 feet on the Easterly side of Main Street and run back 160 feet, more or less, on the Southerly line, and 152.75 feet on the Northerly line with the Southerly margin of Commerce Street to an alley, measuring 125 feet thereon.

Said part of lots Nos: 2, 4, 6, 8 and 10 of Block "N" are described together as follows:

Beginning on the Southerly margin of Commerce Street at the Northwest corner of the property conveyed to Will A. Hunt and wife, by deed from Grover L. Cater and wife, of record in Book 1371, Page 424, said Register's office; thence with the Westerly line of said Hunt property Southwardly 125 feet to the Northerly line of lot No. 12; thence with said line Westwardly 85 feet, more or less, to the Easterly margin of an alley; thence with said alley Northwardly 125 feet to the Southerly margin of Commerce Street; thence with said Street Eastwardly 77.75 feet, more or less, to the beginning.

Tract 2: (064 09 0 074.00)

Being the Easterly 75 feet of Lots 2, 4, 6, 8 and 10 of Block "N", on the Map of Hadley's Bend City, of record in Plat Book 421, Page 120, of the Register's Office for Davidson County, Tennessee.

Said Easterly 75 feet of Lots No. 2, 4, 6, 8 and 10 of Block "N" front together 125 feet on the Westerly side of Hermitage Street, and run back 75 feet on the Southerly line and 75 feet, more or less, on the Northerly line to a dead line, measuring 125 feet thereon.

Being the same property conveyed to Jayson T. Landrum, by QuitClaim Deed from Shela Landrum, unmarried, of record in Instrument No. 20230209-0009410, in the Register's Office of Davidson County, Tennessee, dated February 07, 2023 and recorded on February 09, 2023.

Being the same property conveyed to Shela Landrum and Husband, Jeffrey T. Landrum, as Tenants by the Entirety, by QuitClaim Deed from Shela Gayle Landrum, (individually and as Personal Representative of the

Estate of Dinah Lillian Rodgers), of record in Instrument No. 20030804-0110209, in the Register's Office of Davidson County, Tennessee, dated July 03, 2003 and recorded on August 04, 2003. The said Jeffrey T. Landrum died on February 26, 2022, leaving Shela Landrum as surviving tenant by the entirety.

Address for reference only: 4115 Hermitage St, 0 Commerce St, 0, Nashville, TN 37138. This address reference is not a part of and does not change the description of the land to be insured.

This conveyance is subject to:
- Taxes and assessments for the year 2024 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.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hadley's Bend City, as recorded in Plat Book 421, Page(s) 120.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10673, Page 103 and Book 10673, Page 107.
- 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: **4115 Hermitage St, 0 Commerce St, 0 Main St, Old Hickory, Tennessee 37138**.

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 24th DAY OF JANUARY, 2024.

Jayson T Landrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAYSON T LANDRUM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of January, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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