WARRANTY DEED

Karen Johnson Davidson County
Batch# 1102480 DEEDWARR
02/20/2024 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20240220-0011554

G-ARG-24-212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-4-26
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Nicole Devanna and Jamie Jones	**InterLinc Mortgage C/O DocProbe**	
(NAME)	(NAME)	**134-13-0E-001.00-CO**
212 Eisenhower Drive	**1133 Ocean Avenue** **Mail Stop Code: DP9254**	
(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 **NICOLE DEVANNA AND JAMIE JONES, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Unit No. 212 on the Plan of Homes at 214 Eisenhower, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20221107-0119502, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Entrust Investments, LLC, a Tennessee limited liability company by Warranty Deed from Nancy W. Potts and Carol Potts Garcia, a single person and Sonnie Levi Potts of record in Instrument No. 20210224-0023320, Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on February 24, 2021.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20221007-0110627, Register's Office of Davidson County, Tennessee.
- The premises herein insured is a unit established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements of Homes at 214 Eisenhower of record in Instrument Number 20221107-0119502, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20230414-0027513, Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210615-0080442, Register's Office of Davidson County, Tennessee.
- Right-of-Ways of record in Book 2195, Page 303, Book 2858, Page 249 and Book 3286, Page 463, Register's Office of Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **212 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.

Witness my/our hand(s) this the 16th DAY OF FEBRUARY, 2024.

Entrust Investments, LLC

BY: _____

Benjamin P. Dubose
Sole Member and Manager

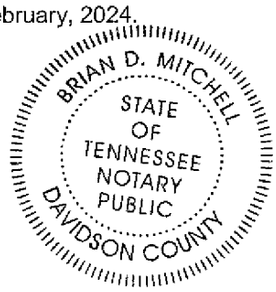
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN P. 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 AND MANAGER 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 16th of February, 2024.

Brian D. Mitchell

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



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

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 2-16-23.

Affiant Signature

2-16-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of February 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON