WARRANTY DEED

DIANA K GILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

DM-EI-24-0 HERM2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-6-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1192288
10/10/2024 09:54:30 AM
Fees: $13.00 Taxes: $573.50

Davidson County
DEEDWARR
2 pgs

20241010-0078696

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Doug Botzum and Tresa Botzum	**New Owners**	
(NAME)	(NAME)	**06409033500** **06409033600** **06409033700**
4117 Union Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 COMAPNY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUG BOTZUM AND TRESA BOTZUM, HUSBAND AND WIFE,** 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 Lot No. 6, Block N, Lot No. 8, Block N and Lot No. 10, Block N on the Plan of Hadley's Bend City of record in Plat Book 421, Page 120, 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 Jayson T. Landrum, an unmarried man of record in Instrument No. 20240130-0006269, in the Register's Office for Davidson County, Tennessee, dated January 24, 2024 and recorded on January 30, 2024.

Being a portion of the same property conveyed to Entrust Investments, LLC by Quitclaim Deed from Entrust Investments, LLC of record in Instrument No. 20240130-0006270, in the Register's Office for Davidson County, Tennessee, dated January 24, 2024 and recorded on January 30, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien now due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10673, Page 103 and Book 10673, Page 107, in the Register's Office for Davidson County, Tennessee.
- Subject to any unrecorded leases.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **Lot 6, 8, & 10 Block N Hermitage Street, 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 9th DAY OF OCTOBER, 2024.

Entrust Investments, LLC

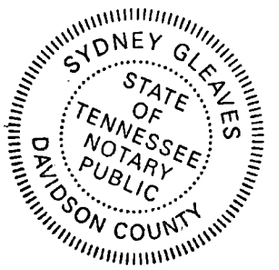
BY: _____
Adam Jefferson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of October, 2024.

_____
Notary Public
My Commission Expires: 1-4-27
(SEAL)



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