WARRANTY DEED

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

DM-EI-24-0 HERM1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 3·00·28
(AFFIX SEAL)

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)
Doug Botzum and Tresa Botzum	**New Owner**	
(NAME)	Karen Johnson Batch # 1214648 12/11/2024 10 25 07 AM Fees $13 00 Taxes $481 00	Davidson County **DEEDWARR** 2 pgs
4117 Union Street	20241211-0096129	**064-09-0-333 00** **064-09-0-334.00**
(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 TENNESEE LIMITED LIABILITY COMPANY,** 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 2 and Lot No 4 of Block N on the Plan of Hadley's Bend City, of record in 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·

Derivation for the Westerly part of lots

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 and corrected by Scriveners Affidavit of Record in Instrument Number 20241206-0094912 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 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, a Tennessee limited liability company by Warranty deed from Jayson T Landrum, an unmarried man of record in Instrument No 20240130-0006269 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 Jayson T Landrum by Quitclaim deed from Shela Landrum of record in Instrument No 20230209-0009410 Register's Office for Davidson County, Tennessee, dated February 7, 2023 and recorded on February 9, 2023

Being a portion of the same property conveyed to Shela Landrum and husband Jeffrey T Landrum 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 Register's Office for Davidson County, Tennessee, dated July 3, 2003 and recorded on August 4, 2003

Being a portion of the same property conveyed to Willie H. Rodgers and wife, Lillian G Rodgers by Warranty deed from Zelema Dixon of record in Book 5111, page 968 Register's Office for Davidson County , Tennessee, dated January 31, 1977 and recorded on February 2, 1977

Derivation for the East part of the lots·

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 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, a Tennessee limited liability company by Warranty deed from Jayson T Landrum, an unmarried man of record in Instrument No 20240130-0006269 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 Jayson T Landrum by Quitclaim deed from Shela Landrum of record in Instrument No 20230209-0009410 Register's Office for Davidson County, Tennessee, dated February 7, 2023 and recorded on February 9, 2023

Being a portion of the same property conveyed to Shela Landrum and husband Jeffrey T Landrum by Quitclaim deed from Shela Gayle Landrum, Individually and as Personal Representative of the Estate of Dinah Lillian Rodgers of record in Instrument No 20040108-0003431 Register's Office for Davidson County, Tennessee, dated July 3, 2003 and recorded on January 8, 2004

Being a portion of the same property conveyed to Harold Rogers and wife, Lillian Rogers by Warranty deed from Will A Hunt and wife, Norma Hunt of record in Book 1539, page 620, Register's Office for Davidson County, Tennessee, dated October 25, 1947 and recorded on November 10, 1947

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 in 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
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **0 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 9 DAY OF DECEMBER, 2024

Entrust Investments, LLC

BY: _____
Adam H 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 H 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 December, 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