This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $65,000.00.

Affiant

Subscribed and sworn before me this the 30th day of April, 2026.

Notary Public
My commission expires:

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1414069 DEEDWARR
05/01/2026 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $240.50
20260501-0038830

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Doug Botzum	Doug Botzum	064-09-0 328.00 (Lot 1)
4117 Union St	4117 Union St	064-09-0 329.00 (Lot 3)
Old Hickory, TN 37138	Old Hickory, TN 37138	064-09-0 331.00 (Lot 7)
		064-09-0 332.00 (Lot 9)
		064-09-0 333.00 (Lot 5)

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ENTRUST INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DOUG BOTZUM AND TRESA BOTZUM, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1, 3, 5, 7, and 9, Block N on the Plan of Hadley's Bend City, of record in Plat Book 421, page 120, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Entrust Investments, LLC, by deed to Re-Establish Existing Underlying Lot Lines and to Obtain Separate Map & Parcel Numbers, dated 01/24/2024, from Entrust Investments, LLC, of record in Instrument No. 20240130-0006270, as corrected in Instrument No. 20241206-0094912, Register's Office for said County.

Also being part of the same property conveyed to Entrust Investments, LLC, a Tennessee Limited Liability Company, by deed dated 01/24/2024, from Jayson T. Landrum, an unmarried man, of record in Instrument No. 20240130-0006269, Register's Office for said County.

Tax identification numbers:
064-09-0 328.00 (Lot 1)
064-09-0 329.00 (Lot 3)
064-09-0 331.00 (Lot 7)
064-09-0 332.00 (Lot 9)
064-09-0 333.00 (Lot 5)

The tax parcel identification numbers shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 0 Main St., Old Hickory, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of April, 2026.

Entrust Investments, LLC

BY: _____
Kellen Harris, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kellen Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the AUTHORIZED AGENT of the within named bargainor, Entrust Investments, LLC, and that she, as such AUTHORIZED AGENT, executed the foregoing instrument for the purposes therein contained by signing the name of the Entrust Investments, LLC by the said Kellen Harris, as such AUTHORIZED AGENT.

Witness my hand and official seal this 30th day of April, 2026.

My commission expires: 9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian 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 4/30/26 (date of document).

Affiant Signature

4/30/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

