WARRANTY DEED

Karen Johnson Davidson County
Batch# 1422088 DEEDWARR
05/19/2026 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,152.55
20260519-0045016

DM-EI-26-1814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,500.00

Affiant

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMMISSION EXPIRES APRIL 1, 2030

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 4-1-30

(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)
Nija-Aisha Wilson and Stephanie Dione Rankin-Wilson	**InterLinc Mortgage Services, LLC**	
(NAME) 7824 Ruel McKnight Rd	(NAME) **5875 North Sam Houston Pkwy West Suite 300**	**069-16-0-190.00**
(ADDRESS) Milton TN 37118	(ADDRESS) **Houston, TX 77086**	
(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 **NIJA-AISHA WILSON AND STEPHANIE DIONE RANKIN-WILSON, A MARRIED COUPLE,** 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. 19 on Block 1 on the Map Showing G.T. Sheehog's Subdivision at Bordeaux of record in Plat Book 421, Page 191, in the Register's Office for Davidson County.

Said Lot No. 19 fronts 100 feet on the Southeasterly Side of Asylum Avenue and runs back between parallel lines, from the center of said Avenue, 225 feet to a dead line.

Being the same property conveyed to Ben P. Dubose, married by Warranty Deed from Zenis Childress, a single person of record in Instrument No. 20181115-0112775 Register's Office for Davidson County, Tennessee, dated November 05, 2018 and recorded on November 15, 2018.

Being the same property conveyed to 1242 Property Solutions, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Ben P. Dubose, married of record in Instrument No. 20200204-0012464 Register's Office for Davidson County, Tennessee, dated January 29, 2020 and recorded on February 04, 2020.

Being the same property conveyed to Ben Dubose, married by Quitclaim Deed from 1242 Property Solutions, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200302-0023142 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 02, 2020.

Being the same property conveyed to Entrust Investments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Ben Dubose, married of record in Instrument No. 20210930-0131786 Register's Office for Davidson County, Tennessee, dated September 28, 2021 and recorded on September 30, 2021.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 191, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1814 County Hospital Road, Nashville, Tennessee 37218**.

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 15 DAY OF MAY, 2026.

Entrust Investments, LLC

BY: _____
Benjamin DuBose
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN 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 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 15th of May, 2026.

_____
Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
January 22 2029
COUNTY OF DAVIDSON

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

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 May 15, 2026.

John M. Lee, Attorney

Date: May 15, 2026

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 15th day of May 2026.

Notary Public

MY COMMISSION EXPIRES:
8-31-2027

