Karen Johnson Davidson County
Batch# 618128 DEEDWARR
04/19/2021 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,151.82
20210419-0051961

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

The actual consideration or value, whichever is greater is $311,303.00.

Affiant

Subscribed and sworn before me this the 15th day of April, 2021.

Notary Public
My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address of New Owner:
Vince Herman
282 Manzano Road
Madison, TN 37115

Send Tax Bill to:
Planet Home Landing, LLC
105 Maxess Rd. Ste. N107
Melville, NY 11747

Tax Information:
052-03-0-123.00

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, **MICHAEL CREEL, INDIVIDUALLY AND MICHAEL CREEL, ADMINISTRATOR OF THE ESTATE OF TED M. CREEL**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **VINCENT STEVEN HERMAN, AN UNMARRIED MAN**, 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, described as follows:

Land in the 11th Civil District as follows, beginning at a point in the south line of the seller which line is the north line of Nashville Agricultural Normal Institute (Madison Sanitarium), which point is seven hundred (700) feet east of the east margin of Larkin Spring Road; thence northerly parallel to the aforesaid Larkin Spring Road two hundred 200) feet to a point on the south margin of an unnamed easement fifty (50) feet wide; thence easterly with the south margin of aforesaid easement three hundred (300) feet; thence southerly two hundred (200) feet to aforesaid south line; thence westerly three hundred (300) feet to the point of beginning, and containing sixty thousand (60,000) square feet, more or less, and being a part of an unrecorded plat of a portion of William I. Love's property.

Being the same property conveyed to Ted M. Creel, an unmarried person, by Quitclaim Deed dated 10/23/2003, from Milbert Creel, a single man, of record in Instrument No. 20031106-0163478, Register's Office for said County. The said Ted M. Creel having since died October 10th, 2020. Ted Myers Creel had no Last Will and Testament. Ted Myers Creel's Estate having been probated for Administration in the Seventh Circuit Court for Davidson County, Tennessee in Case No. 20P1860. Affidavit of Heirship of Record in Instrument No. 20210419005196O:gister's Office for Davidson County, Tennessee. The said Ted M. Creel is one in the same person as Ted Myers Creel.

Also being the same property conveyed to Milbert Creel, by Quitclaim Deed dated 04/05/1990, from Darlene M. Creel, of record in Book 8109, Page 577, Register's Office for said County.

Also being the same property conveyed to Milbert Creel and wife, Darlene M. Creel, by Installment Deed dated 05/17/1974, from Earl E. Barham and wife, Violet L. Barham, of record in Book 4899, Page 824, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 282 Manzano Road, Madison, TN 37115.

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 13th day of April, 2021.

Michael Creel, Administrator

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **MICHAEL CREEL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **Her** oath acknowledged **HIMSELF** to be the **ADMINISTRATOR** of the within named bargainor, a **ESTATE OF TED M. CREEL**, and that **HE**, as such **ADMINISTRATOR**, executed the foregoing instrument for the purposes therein contained by signing the name of the **ESTATE OF TED M. CREEL** by the said **MICHAEL CREEL** as such **ADMINISTRATOR**.

Witness my hand and official seal this 13th day of April, 2021.

My commission expires:

Notary Public

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Michael Creel

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Creel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2021.

My commission expires:

Notary Public

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

