Karen Johnson Davidson County
Batch# 633852 DEEDWARR
05/11/2021 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210511-0063639

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TURNKEY BUILDER'S, LLC	New owner	**083-02-0-220.00**
(NAME)	(NAME)	
Fo 909 THOMAS AVE #D		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CREIGHTON PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TURNKEY BUILDER'S, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A 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. 27 on the plan of Scott Avenue Annex, of record in Book 2331, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Creighton Partners, GP, from The 62 Creighton Avenue Trust, First Jordan, LLC, as Trustee, by deed dated October 9, 2009, of record in Instrument No. 20091012-0094691, said Register's Office. Being further conveyed to Dreamland Management Group, LLC, a Tennessee Limited Liability Company, and Colson Services, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated January 5, 2011, of record in Instrument No. 20110107-0002326, said Register's Office. Being further conveyed to Creighton Partners, GP, a Tennessee General Partnership, from Dreamland Management Group, LLC, a Tennessee Limited Liability Company, and Colson Services, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated October 15, 2015, of record in Instrument No. 20151020-0106612, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 2331, Page 87; Restrictions of record in Book 2485, Page 634; Easement of record in Instrument No. 20140114-0003779; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **62 Creighton Ave., Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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; 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 GRANTEES, 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 hand this 10th day of May, 2021.

CREIGHTON PARTNERS, GP
A Tennessee General Partnership

By: Virginia N. Pitts, General Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally **Virginia N. Pitts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the General Manager of **Creighton Partners, GP** the within-named bargainor, a Tennessee General Partnership and that she as such General Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Creighton Partners, GP,** by herself as such general manager.

Witness my hand and official seal at Nashville, Tennessee this 10 day of May, 2021.

My Commission expires: May 2, 2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

True Copy Certification

I, Matthew Anderson, 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 Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

