Karen Johnson Davidson County
Batch# 645224 DEEDWARR
05/27/2021 10:25:40 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210527-0071872

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5407 Main St., Suite 103
Spring Hill, TN 37174

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th **DAY OF MAY, 2021.**

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES DECEMBER 15 2021

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

18-NSH21-01840

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Dannerys A. Parra 4105 Lancaster Drive Antioch, TN 37013	New Owner	150-04-0-038.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Russell E. Creager and wife, Gwen M. Creager, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dannerys A. Parra, a married woman**, hereinafter called the Grantees, their successors and 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. 537, on the plan of Section One-B, Kensington of Priest Lake, as shown by plat of record in Book 6250, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James R. Creager and wife, Mary Nell Creager by deed from Philhall Corp., dated September 25, 1986, recorded September 30, 1986, of record in Book 6995, Page 360, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James R. Creager and wife, Mary Nell Creager, Trustees u/a/d November 8,1994 and any amendments thereto by Quitclaim Deed from James R. Creager and Mary Nell Creager, Individually, dated November 8, 1994, recorded November 10, 1994, of record in Book 9517, Page 438, in the Register's Office for Davidson County, Tennessee. The said James R. Creager having since died on December 9, 2017. The said Mary Nell Creager having since died on December 31, 2017. The Estates for James R. Creager and Mary Nell Creager both were administered in the Seventh Circuit Court of Davidson County, Tennessee; Mary Nell Creager at Docket No. 18P380 and James R. Creager at Docket No. 18P379. Both Estates were closed on October 4, 2018. Russell E. Creager was appointed as Successor Trustee of said Trust.

Further being the same property conveyed to Russell E. Creager and Gwen M. Creager by Trustee's Quitclaim Deed from Russell E. Creager, as Trustee of the Creager Trust u/a/d November 8, 1994, dated April 4, 2018, recorded April 6, 2018, of record in Instrument No. 20180406-0032293, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **4105 Lancaster Drive, Antioch, TN 37013**

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 25 day of May, 2021

Russell E. Creager

Gwen M. Creager

STATE OF TENNESSEE

COUNTY OF MAURY

I, Meredith Bauerle, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Russell E. Creager and wife, Gwen M. Creager personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25 of May, 2021.

Notary Public

My Commission Expires: July 31, 2024

(SEAL)

MEREDITH BAUERLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-31-2024