Regist
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

2-CO-511

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $395,500.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215695	Affiant Subscribed and sworn to before me this 18th day of August, 2021. Notary Public My Commission Expires: _____
After Recording Return To The Above.	

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires September 2, 2024

WARRANTY DEED

THIS INDENTURE, made this 18th day of August, 2021, among:

CREATE AND CONSTRUCT, LLC

Karen Johnson Davidson County
Batch# 705413 **DEEDWARR**
08/26/2021 11:29:29 AM 2 pgs
Fees: $13.00 Taxes: $1,463.35
20210826-0115381

istees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MONTY KELSO AND CHRISTA KELSO

their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in the 8th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at the Troxel and Lewis corner of Charlotte Pike, where the eastern line of Entry No. 1670 crosses said Pike, and running thence north, with Lewis's line, 745 feet to an iron pin on the bank of the creek: thence running west 210 feet to an iron pin with dogwood tree for a pointer; thence running back southwardly 745 feet to the center of Charlotte Pike; thence eastwardly with the center of said Pike 210 feet to the point of beginning, containing 3 1/2 acres.

BEING the same property conveyed to Create and Construct, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument Number 20210203-0015683, Register's Office for Davidson County, Tennessee dated January 29, 2021 and recorded on February 3, 2021. The previous deed shows erroneously 3.15 acres. The total acreage on this property is 3.50.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Create and Construct, LLC

BY: _____

Brendan Glean, Manager and Member

_____

Lance Pettyjohn, Manager and Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brendan Glean and Lance Pettyjohn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are both Manager and Member of Create and Construct, LLC and as such Manager and Member, they are authorized to execute this instrument on its behalf.

Witness my hand and official seal this 20th day of August, 2021.

_____
Notary Public
My Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Monty Kelso and Christa Kelso
Address: 8436 Old Charlotte Pike
City, State, Zip: Pegram, TN 37143

Responsible Party For Taxes:

Name: SWBC Mortgage Corp.
Address: 9311 San Pedro # 100
City, State, Zip: San Antonio TX 78216

Tax ID: 113-00-0-002.00