WARRANTY DEED

Karen Johnson Davidson County
Batch# 798586 DEEDWARR
02/01/2022 02:47:30 PM 2 pgs
Fees: $13.00 Taxes: $1,287.60

20220201-0011740

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ 348,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
24th day of January, 2022

Notary Public

MY COMMISSION EXPIRES:
8.21.2023
(Affix Seal)

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashwan S. Mahyowb		
4120 Creek Trail Drive	**Same as Owner**	**04102003300**
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Ted Eddings, an Unmarried Man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Nashwan S Mahyowb Sole Ownership ,**HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 4120 Creek Trail Drive, Whites Creek, Whites Creek, TN 37189. Said property is being described as follows:

Land in Davidson County, Tennessee being Lot No. 10 on the Plan of Creek Trail Subdivision, a plat of which is of record in Book 7900, Page(s) 261-262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Ted Eddings, Unmarried by QuitClaim Deed from Ted Gerald Eddings, Trustee or the successor Trustee, under the Threeglasseyes Trust dated 06/03/2020 and filed for record on 03/14/2017 of record in Instrument No. 20170314-0025008, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **4120 Creek Trail Drive, Whites Creek, TN 37189**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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, 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 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.

TE
22nd

Witness our hands this 24th day of January, 2022.

Ted Eddings

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ted Eddings** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th 22nd day of January, 2022.
TV

Commission Expires: 09/13/2023

Notary Public

TATIANA G. VIDANA
Notary Public - California
Los Angeles County
Commission # 2305022
My Comm. Expires Sep 13, 2023