This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15608-AP

Karen Johnson Davidson County
Batch# 809799 **DEEDWARR**
02/23/2022 10:23:25 AM 2 pgs
Fees: $13.00 Taxes: $1,387.13

20220223-0020413

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $374,900.00.

Kara Lynn Myers
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Subscribed and sworn to before me, this the 22nd day of February, 2022.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Richard Myers Kara Lynn Myers 2958 Greer Rd. Goodlettsville, TN 37072	Independent Bank 5050 Poplar Avenue Ste 2100 Memphis, TN 38157	011-00-0-197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joseph P. Cretella and Theresa Cretella as heirs at law of Lee Matthew Cretella**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Richard Myers and Kara Lynn Myers, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in the 10th councilmanic district of Davidson County, Tennessee, described as Tract No. 2 on a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

Beginning at an iron pin the easterly margin of Greer Road said beginning point being marked from the Northwest corner of the property conveyed to Robert L. Hullett et ux, of record in deed book 9500, page 57, Register's Office for Davidson County, Tennessee (Map 11, Parcel 118, TAODCT), for the following calls:

On a curve having a radius of 3,564.94 feet, a tangent of 146.00 feet, a delta of 4 degrees 41 minutes 25 seconds, a chord of 291.75 feet, and a chord bearing of North 13 degrees 15 minutes 07 seconds East for a length of 291.83 feet to a point; thence continuing on a curve, having a radius of 279.01 feet, a tangent of 75.69 feet, a delta of 30 degrees 21 minutes 21 seconds a chord of 146.10 feet, and a chord bearing of North 00 degrees 51 minutes 40 seconds East for a length of 147.82 feet to a point; thence North 14 degrees 19 minutes 01 seconds west 41.83 feet; thence on a curve having a radius of 432.96 feet, a tangent of 118.82 feet, a delta of 30 degrees 41 minutes 36 seconds, a chord of 229.17 feet, a chord bearing of North 01 degrees 26 minutes 55 seconds East, for a length of 120.00 feet; thence from said point of beginning, and with the easterly margin of Greer road on a curve, having a radius of 432.96 feet, a tangent of 118.82 feet, a delta of 30 degrees 41 minutes 36 seconds, a chord bearing North 01 degrees 26 minutes 55 seconds East, for a length of 100.79 feet to an iron pin, a corner to tract 1 of this survey; thence with the line of tract 1, South 78 degrees 55 minutes 20 seconds East 275.40 feet to a point; thence North 06 degrees 37 minutes 52 seconds East 149.17 feet to a point; thence South 83 degrees 15 minutes 14 seconds East 956.36 feet to a point; thence South 06 degrees 25 minutes 03 seconds West 250.88 feet to a point;

thence North 83 degrees 04 minutes 10 seconds West 1,001.68 feet to a point; thence North 80 degrees 21 minutes 02 seconds West 348.61 feet to the point of beginning.

Being the same property conveyed to Lee Matthew Cretella, a single man, by Warranty Deed from Christopher D. Lacy and Brooke M. Lacy, husband and wife, dated November 9, 2020, recorded November 13, 2020, of record in Instrument No. 20201113-0133792, Register's Office for Davidson County, Tennessee. The said Lee Matthew Cretella having since passed on June 26, 2021, leaving Joseph P. Cretella and Theresa Cretella as his heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20220223-0020410 and Instrument No. 20220223-0020411, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Joseph P. Cretella and Theresa Cretella ("Principal") by Ronald Kent Nevin pursuant to the Power of Attorney of record in Instrument Number 20220223-0020412, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2958 Greer Road, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February, 2022.

GRANTOR:

Joseph P. Cretella by Ronald Kent Nevin as Attorney-in-Fact
Joseph P. Cretella by Ronald Kent Nevin as Attorney-in-Fact

Theresa Cretella by Ronald Kent Nevin as Attorney-in-fact
Theresa Cretella by Ronald Kent Nevin as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald Kent Nevin the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Joseph P, Cretella and Theresa Cretella ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 22nd day of February, 2022.



Notary Public
My Commission expires: 5/2/22