WARRANTY DEED

2022-72

Karen Johnson Davidson County
Batch# 871286 **DEEDWARR**
06/14/2022 11:01:14 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20220614-0067489

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of June, 2022.

(Affix Seal) Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cameron Graham 135 Elmhurst Avenue Nashville, TN 37207	Southern Bank of Tennessee 675 N. Mt. Juliet Road Mt. Juliet, TN 37122	071.10-0-169.00

For and in consideration of the sum of TEN DOLLARS, 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, **Jeremy N. Creech, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Cameron Graham , an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 6, of Block "D", as shown on the map entitled East View Subdivision of the Shwab Property, of record in Book 547, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Jeremy N. Creech, an unmarried man from AHN Develop Nashville, LLC, a Tennessee limited liability company by Warranty Deed dated August 9, 2017 and recorded August 10, 2017 in Instrument #20170810-0082078, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 135 Elmhurst Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 9th day of June, 2022.

Jeremy N. Creech

State of Tennessee
County of Davidson

Personally appeared before me, Ryan Beane a Notary Public in and for said County and State, the within named Jeremy N. Creech, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of June, 2022.

Notary Public
My Commission Expires: 11/6/2023

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson