Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BSC1-22646

Karen Johnson Davidson County
Batch# 885044 DEEDWARR
07/06/2022 12:44:42 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20220706-0077915

Prepared by:

Lincoln Title and Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~270,000.00~~ $275,000.00

Affiant: _____

Subscribed and Sworn before me this 21st day of June, 2022

_____
Notary Public:
My commission expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

ADDRESS or NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Cr3ate Investments and Forthright Entities, LLC 5810 Shelby Oaks Drive Memphis, TN 38134	NEW OWNERS	096-11-0-038-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Evelyn Pauline Phantriyavong and Xatxay Phantriyavong, as tenants in common with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cr3ate Investments LLC, and Forthright Entities, LLC**, "the Grantee," the following described real estate in Davidson, TN:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 582 ON THE PLAN OF CLOVERHILL, SECTION VIII, AS OF RECORDED IN BOOK 2331, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Dolly Berry Edwards, Evelyn Pauline Phantriyavong and Xatxay Phantriyavong, as tenants in common with right of survivorship by Strawman Quit Claim Deed from J. Carlton Drumwright, Trustee, dated April 25, 2013, recorded April 30, 2013, in Instrument No. 20130430-0042647, Register's Office for Davidson County, Tennessee.

Dolly Berry Edwards having since died on July 7, 2021.

This is [**X**] improved [ ] unimproved property known as 616 Gailwood Lane, Nashville, TN 37214

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters, referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of June, 2022

Evelyn Pauline Phantriyavong

Xatxay Phantriyavong

STATE OF INDIANA
COUNTY OF Marion

On this 21st day of June, 2022, before me personally appeared Evelyn Pauline Phantriyavong and Xatxay Phantriyavong to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witnessed before me this 21st day of June, 2022.

Notary

My Commission Expires: Sep 6, 2029

SHAMIKA N ANDERSON
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0735978
My Commission Expires Sep 6, 2029