Karen Johnson Davidson County
Batch# 897023 DEEDWARR
08/01/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20220801-0087362

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $549,900.00.

Affiant

Sworn to and subscribed before me this 29th day of July, 2022.

Notary Public
My Commission Expires: 3/3/26

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Timothy M. McCreight and Shanna McCreight	700 Keeton Court	Same	
700 Keeton Court			043-04-0A-010.00-CO
Old Hickory, TN 37138	Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Andrew L. Thomasson and wife, Rachel Ann Thomasson,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Timothy M. McCreight and Shanna McCreight, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase 1 of record in Plat at Instrument No. 20060728-0091763 and revised in Instrument No. 20060918-0115492, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew L. Thomasson and wife, Rachel Ann Thomasson by Warranty deed from Murray, Russell and Associates, Builders, LLC of record in Instrument No. 20180611-0055627 Register's Office for Davidson County, Tennessee, dated June 05, 2018 and recorded on June 11, 2018.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20060728-0091763 and revised in Instrument No. 20060918-0115492, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060502-0050264, amended in 20060620-0073693 and 20060815-0100349, Instrument No. 20150520-0046604, Instrument No. 20151202-0121305, Instrument No. 20160927-0101746, Instrument No. 20170413-

0036210, Instrument No. 20180416-0035510 and Instrument No. 20180817-0081820, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Sanitary Sewer and Drainage Easement of record in Book 8274, Page 619 and 624, Book 9411, Pages 730, 739 and 743 and Book 9872, Page 651, in the Register's Office for Davidson County, Tennessee.
Utility easement of record in Book 4859, Page 951, in the Register's Office for Davidson County, Tennessee.
Boundary line agreement of record in Book 7732, Page 213, in the Register's Office for Davidson County, Tennessee.
Flowage easement of record in Book 2240, Page 375, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Instrument Number 20030710-0096041, in the Register's Office for Davidson County, Tennessee.
Abandonment of utility easement of record in Instrument Number 20060731-0092778, in the Register's Office for Davidson County, Tennessee.
HOA of record in Instrument Number 20150611-0055225, in the Register's Office for Davidson County, Tennessee.
Assignment of Developer Rights of record in Instrument Number 20180416-0035510, in the Register's Office for Davidson County, Tennessee.
Notice of Acceptance of Public Infrastructure of record in Instrument Number 20160811-0083768, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 29th day of July, 2022.

Andrew L. Thomasson

Rachel Ann Thomasson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Andrew L. Thomasson and wife, Rachel Ann Thomasson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of July, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Sharon Fernandez, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/29/2022 (date of document).

Affiant Signature

08/1/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026