RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-9716-2022

Karen Johnson Davidson County
Batch# 905967 DEEDWARR
08/22/2022 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20220822-0094338

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of August, 2022.

NOTARY PUBLIC

My commission expires:

11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Essex LaTrobe 916 Waynewood Lane Hermitage TN 37076	New Owner	075-12-0B-015-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY NINE THOUSAND AND 00/100 Dollars ($399,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TIMOTHY MCCREIGHT AND SHANNA MCCREIGHT (FOMERLY KNOWN AS SHANNA COREY), HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALEX LA TROBE, SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Phase One and a portion of Phase Two, Section 1, Brookside Woods, of record in Plat Book 9700, Page 397, as amended in Book 11515, Page 696, 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 Timothy McCreight and Shanna Corey, both unmarried from William D. Rowzee, II, married, by Warranty Deed dated 07/16/2019 and recorded 07/19/2019 in Instrument No. 20190719-0071082, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 916 Waynewood Lane, Hermitage, TN 37076

Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 916 Waynewood Lane, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 17th day of August, 2022

GRANTOR(S)

Timothy McCreight

Shanna McCreight

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Timothy McCreight and Shanna McCreight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of August, 2022.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/17/22 (date of document).

Affiant Signature

8/19/22
Date

State of Tennessee

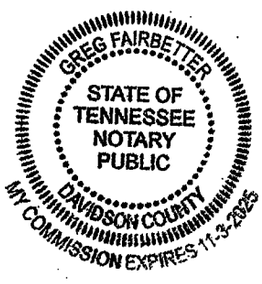
County of Davidson

Sworn to and subscribed before me this 19th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212