BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Warranty Deed

Karen Johnson Davidson County
Batch# 912623 DEEDWARR
09/06/2022 09:32:00 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20220906-0099640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of September, 2022.

Notary Public

My commission expires: 4/27/2025

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COMMISSION EXPIRES WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
KRH, LLC	New Owner(s)	063-02-0-071.00
1813 Stroudville Rd.	1813 Stroudville Rd.	
Cedar Hill, TN 37032	Cedar Hill, TN 37032	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SCOTT CREEL, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

The Land referred to herein below is situated in the County of Davidson, City of Madison, State of Tennessee, and is described as follows:

Being Lot No. 68 on the Map of Nawakwa Hills, Powwow Addition, Section No. 2, as the same appears of record in Plat Book 974, Page 10, Register's Office for Davidson County, Tennessee, to which Plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Scott Creel by Special Warranty Deed from Nationstar Mortgage LLC of record in Instrument No. 20150721-0071440 Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on July 21, 2015.

*** This being investment property only, having never been the personal residence of Grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.**

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1438 Ocoee Trail, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of September, 2022.

Scott Creel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott Creel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of September, 2022.

Notary Public

My Commission Expires: May 1, 2025

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES MAY 18, 2025