BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 944286 DEEDWARR
11/23/2022 10:36:54 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20221123-0123931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Laura Teel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley R. Pantoja and Abigail L. Pantoja	New Owner	
(NAME)	(NAME)	
819 Kendall Drive		103-09-0-053.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-4511		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CREATIVE REI, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WESLEY R. PANTOJA AND ABIGAIL L. PANTOJA,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 52-A and the Southerly 5 feet of Lot No. 52, on the Plan of Section 4, Brookside Court, Addition 4, of record in Book 2083, Page 59, and amended in Book 2271, Page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 52-A and the Southerly 5 feet of Lot No. 52 adjoin and front together 105 feet on the Westerly side of Kendall Drive and run back 132.3 feet on the Southerly line and 137 feet more or less on the Northerly line to a dead line measuring 103.6 feet thereon.

Being the same property conveyed to Manuel B. Russ, a married man by Warranty Deed from Dennis Mueller, unmarried of record in Instrument No. 20141124-0107747 Register's Office for Davidson County, Tennessee, dated November 20, 2014 and recorded on November 24, 2014.

Being part of the same property conveyed to the herein named Grantor by Warranty Deed of record in Instrument No. 20221122-0123569, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 819 Kendall Drive, Nashville, TN 37209-4511
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 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 GRANTEES, 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 hand this 17th day of November, 2022

CREATIVE REI, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Creative REI, LLC, and that he as such Authorized Agent of Creative REI, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Creative REI, LLC.

Witness my hand and official seal this 17th day of November, 2022.

Commission expires: 4/27/2025

_____

Notary Public

