WARRANTY DEED

Karen Johnson Davidson County
Batch# 944291 DEEDWARR
11/23/2022 10:41:06 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20221123-0123938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Nichole Dowling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

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
Golf Brothers Homes, LLC	Same as New Owner	
(NAME)	(NAME)	
9206 Concord Rd.		103-03-0-157.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 **GOLF BROTHERS HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 709 on the Plan of Block "34" Charlotte Park Company's First Addition to Nashville of record in Plat Book 57, Page 103, 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 Marissa M. Russ and Manuel Benjamin Russ, wife and husband by Warranty Deed from Robert Stephen Gainer and Karen Gainer, as Co-trustees of the Gainer Family Trust UA, dated April 30, 2008 of record in Instrument No. 20111013-0079753, Register's Office of Davidson County, Tennessee, dated October 6, 2011 and recorded October 13, 2011.

Being the same property conveyed to R. Manuel Rentals, a Tennessee general partnership by Quitclaim Deed from Marissa M. Russ and Manuel Benjamin Russ, wife and husband, of record in Instrument No. 20221102-0118485, Register's Office for Davidson County, Tennessee.

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.

This is improved x property, known as 4808 Wyoming Avenue, Nashville, TN 37209
(unimproved) (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

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Notary Public

