BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 953380 DEEDWARR
12/20/2022 10:17:10 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20221220-0131280

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF DECEMBER, 2022.

Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC JOSEPH WHITE COUNTY OF WILLIAMSON

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

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
Harold Fisher and Richard Fisher, Jr.	Same as New Owner	
(NAME)	(NAME)	
3520 Elkins Avenue		092-13-0-168.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **HAROLD FISHER AND RICHARD FISHER, JR.**, 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:

All that certain parcel of land situated in the County of Davidson, and State of Tennessee, being known and designated as follows:

Being all of Lot No. 11 of Block 17 on the Map of Charlotte Park Company's 2nd Addition to Nashville as shown on Survey and Plat of same appearing of Record in Book 57, Pages 160 and 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Lot.

Said Lot Fronts 50.0 Feet on the Northerly side of Elkins Avenue, formerly Second Avenue, and runs back between Parallel Lines 150.0 Feet to an alley.

Being the same property conveyed to Manuel B. Russ and Marissa Russ, husband and wife, by Special Warranty Deed from Fannie Mae AKA Federal National Mortgage Association of record in Instrument No. 20120608-0050416, Register's Office for Davidson County, Tennessee, dated May 02, 2012 and recorded on June 08, 2012.

Being the same property conveyed to R. Manuel Rentals, a Tennessee general partnership, by Quitclaim Deed from Manuel B. Russ and Marissa Russ, husband and wife, of record in Instrument No. 20221102-0118488, Register's Office for Davidson County, Tennessee, dated November 02, 2022 and recorded on November 02, 2022.

Being part of the same property conveyed to Creative REI, LLC 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 3520 Elkins Avenue, Nashville, TN 37209
(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 14th day of December, 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 14th day of December, 2022.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public