Karen Johnson Davidson County
Batch# 954513 DEEDWARR
12/22/2022 01:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,331.00
20221222-0132210

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 9-19829-KS

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Chelsey Walton 62 Creighton Ave #B Nashville TN 37206	New Owners	083-02-0X-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Turnkey Builder's LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chelsey Walton, an unmarried woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B on the plan of Homes at 62 Creighton, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 62 Creighton, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210917-0125504, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Creighton Partners GP by Warranty Deed from The 62 Creighton Avenue Trust, First Jordan, LLC as Trustee of record in Instrument No. 20091012-0094691 Register's Office for Davidson County, Tennessee, dated October 09, 2009 and recorded on October 12, 2009.

Being a portion of the same property conveyed to Dreamland Management Group, LLC, a Tennessee limited liability company and Colson Services, LLC, a Tennessee limited liability company by Quitclaim Deed from Creighton Partners, GP, a Tennessee general partnership of record in Instrument No. 20110107-0002326 Register's Office for Davidson County, Tennessee, dated January 5, 2011 and recorded on January 7, 2011.

Being a portion of the same property conveyed to Creighton Partners, GP, a Tennessee general partnership by Quitclaim Deed from Dreamland Management Group, LLC, a Tennessee limited liability company and Colson Services, LLC, a Tennessee limited liability company of record in Instrument No. 20151020-0106612 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 20, 2015.

Being a portion of the same property conveyed to Turnkey Builder's, LLC, a Tennessee limited liability company by Warranty Deed from Creighton Partners, GP, Tennessee General Partnership of record in Instrument No. 20210511-0063639 Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 11, 2021.

For informational purposes only: Also being known as 62 Creighton Avenue Unit B, Nashville, TN 37206; 083-02-0X-002.00-CO

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of December, 2022.

Turnkey Builder's LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Percy Baker, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M.R Schodroski of the state and county mentioned, personally appeared Percy Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Turnkey Builder's LLC, the within named bargainor, a Limited Liability Company, and that such Percy Baker as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, this 16th day of December, 2022.

M.R Schodroski
Notary Signature

Printed Name: M.R Schodroski

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $630,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sworn to and subscribed before me this
16th day of December, 2022.

Katherine B. Smith
Notary Public
My commission expires: _____
File No. 2022-1252

My Commission Expires
January 28, 2026

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 12-16-22.

Kathy Smith — 12-16-22

Affiant Signature — Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Dec 16, 2022.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY