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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 980894 DEEDWARR
03/15/2023 11:10:22 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20230315-0018720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BOX 10-A

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
TexLaTenn Ventures, LLC	Same as New Owner	
(NAME)	(NAME)	
419 Childe Harolds Ln		Part of 118-06-0-031.00
(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 **TEXLATENN VENTURES, LLC**, 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 Unit A as shown on the Plan recorded as part of the Declaration of Covenants, Conditions and Restrictions for Homes at 900 Gale Lane, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230123-0004997, 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 Manuel B. Russ, an unmarried person by Warranty deed from Henry A. Watkins, Jr., and wife, Sherrill M. Watkins of record in Instrument No. 20050110-0003688 Register's Office for Davidson County, Tennessee, dated January 06, 2005 and recorded on January 10, 2005.

Being the same property conveyed to R. Manuel Rentals by Quitclaim Deed of record in Instrument No. 20221102-0118487, Register's Office for Davidson County, Tennessee.

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 900 Gale Lane #A, Nashville, TN 37204
(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 13th day of March, 2023

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 13th day of March, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____

Notary Public