WARRANTY DEED

Karen Johnson Davidson County
Batch# 987198 DEEDWARR
03/31/2023 11 09.33 AM 2 pgs
Fees. $13 00 Taxes $1,128 50

20230331-0023404

B-ELAM-22-909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
909 Berry Street, LLC, a Tennessee limited liability company	Same as new owner	
(NAME) **2306 Woodmont Blvd.**	(NAME)	**044-15-0-092 00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN HAROLD CREECH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **909 BERRY STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot 76, as shown on the map entitled Plan of Section "D", Village of Old Hickory, of record in Plat Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Jody Fitzgibbon by Warranty deed from Joshua C. Wilson of record in Instrument No 20140522-0044206 Register's Office for Davidson County, Tennessee, dated May 16, 2014 and recorded on May 22, 2014.

The said Jody Fitzgibbon having since died on March 16, 2019, leaving Last Will and Testament filed for Probate in Docket No 19P-761, Seventh Circuit Court of Davidson County, Tennessee Said Last Will and Testatement was not duly proven or accepted by the Court.

The subject property passed by intestate succession to Harold Steven Creech as her sole surviving heir-at-law as evidenced by Affidavits of Heirship of record in Instrument Numbers 20200813-0090468 and 20200813-0090469 in the Register's Office for Davidson County, Tennessee Harold Steven Creech and Steven Harold Creech, being one in the same person.

This conveyance is subject to
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 65, Register's Office for Davidson County, Tennessee
- Taxes for the year 2022, a lien due and payable, but not delinquent
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **909 Berry St, Old Hickory, Tennessee 37138**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th DAY OF MARCH, 2023.

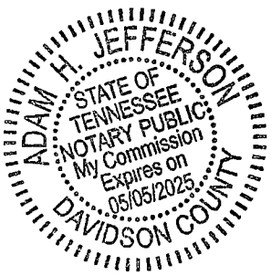
Steven Harold Creech

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN HAROLD CREECH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2023.

Notary Public
My Commission Expires
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212