Karen Johnson Davidson County
Batch# 1023105 DEEDWARR
07/06/2023 10:48:30 AM 4 pgs
Fees: $23.00 Taxes: $2,164.50
20230706-0051646

WARRANTY DEED

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Dustin Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dustin Rogers and Corey Horton	Dustin Rogers and Corey Horton	049-14-0C-002-00
(NAME) 569 Green Lane	(NAME) 569 Green Lane	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Whites Creek, TN 37189	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Kalob Creighton and Emily Creighton, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dustin Rogers and Corey Horton unmarried, as joint tenants in common with a right if survivorship,** hereinafter called the GRANTEE(S), his/her/their 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 No. B on the plan of Homes at 573 Green Lane Lot II, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210128-0012395, Register's Office for Davidson County, Tennessee, reference is hereby made for a more complete description.

Being the same property conveyed to Charles H. Holt and wife, Virginia A. Holt by Warranty Deed from G. H. Holt, a widower, dated 05/03/1962, of record in Book 3375, Page 155, Register's Office for Davidson County, Tennessee.

The said Virginia A. Holt died on 06/18/1992, leaving the said Charles H. Holt the sole surviving tenant by the entirety.

The said Charles H. Holt died testate on 12/27/2019, devising subject property to Connie Southerland, as evidenced in File No. 20P66, Probate Court Clerk's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Tier One Investments, LLC, a Tennessee limited liability company by Warranty Deed from Connie Southerland, Executor for the Estate of Charles H. Holt, dated 06/15/2020, of record in Instrument No. 20200619-0064985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kalob Creighton and Emily Creighton, husband and wife by Quitclaim Deed from Tier One Investments, LLC, a Tennessee limited liability company, dated 07/21/2022, of record in Instrument No. 20220803-0088505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 569 Green Lane, Whites Creek, TN 37189

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 5th day of July, 2023.

Kalob Creighton

Emily Creighton

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kalob Creighton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of July, 2023.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Creighton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of July, 2023.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Dakotah Harvey do hereby make oath that I am a licensed attorney and/or 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 July 5th 2023.

Dakotah Harvey
Affiant
Date: July 6th 2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 6th day of JULY, 2023

Kayla Adams
Notary Public

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

My Commission Expires: _____