Karen Johnson Davidson County
Batch# 1028989 DEEDWARR
07/20/2023 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20230720-0056088

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH day of JULY 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ricky Rodriguez	~~New Owner~~ a/c SWIFT HOME LOANS, INC	049-14-0C-001-00
(NAME)	(NAME)	
571 Green Lane	255 OLD WOODWARD, STE 300	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	BIRMINGHAM, MI 48009	
(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 **Ricky Rodriguez, an unmarried man**, 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. A on the plan of Homes AT 573 Green Lane Lot II, a Horizontal Property Regime with Private Element, filled as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210128-0012395, Register's Office for Davidson County, Tennessee, reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tier One Investments, LLC, a Tennessee limited liability company by Warranty Deed from Connie Southerland, Executor of the Estate of Charles H. Holt, dated 06/15/2020, of record in Instrument 202006190064985, 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 202208030088464, 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 ☒ 571 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 30th day of June 2023.

Kalob Creighton

Emily Creighton

State of Tennessee
County of

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 30th day of June 2023.

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

Notary Public:
My Commission Expires: _____

State of Tennessee
County of

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 30th day of June, 2023.

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

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway St
Portland, TN 37148

Tennessee Certification of Electronic Document

I, Steven T. Morris do hereby make oath that I am a licensed attorney and/or 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 July 20, 2023 (date of document).

Affiant Signature

July 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023