WARRANTY DEED

LEIGHANNE V. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/9/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Creative Partners, LLC	New Owner	044-14-0-122
(NAME)	(NAME)	
1501 White Spruce Dr		
(ADDRESS)	(ADDRESS)	
Willow Spring, NC 27592		
(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 Thomas T. Nilsen, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Creative Partners, LLC, 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 Lot No. 60, on the plan of Rolling Green Subdivision, Section II, as shown on plat of record in Book 1424, Page 91, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Thomas T. Nilsen, a single man by Warranty Deed from Myra Jean Pennington, unmarried, dated 04/30/2019, of record in Instrument No. 20190502-0041066, and Instrument No. 20190513-0044433, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1062548 DEEDWARR
10/18/2023 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20231018-0081814

202310180081814

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 ☒ 1304 9th Street, Old Hickory, TN 37138
1306 9th Street, Old Hickory, TN 37138
(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 12th day of October, 2023.

Thomas T. Nilsen

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas T. Nilsen, 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 12th day of October, 2023.

Notary Public:
My Commission Expires: 3/9/2027

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

John M. Wells
State of Tennessee Notary Public
Davidson County

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, 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 October 18, 2023.

Affiant

Date: 10/18/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 18th day of October, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY