Karen Johnson Davidson County
Batch# 1082878 DEEDWARR
12/18/2023 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20231218-0097084

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238924 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$580,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 14th day of December, 2023. Notary Public My Commission Expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 14th day of December, 2023, among:

JOHN D. SZABO AND ROBIN L. SZABO, A MARRIED COUPLE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TRAVIS CREEL AND SARAH CREEL, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 815 Watts Lane Townhomes, a Horizontal Property Regime with Private Elements established by Declaration in Instrument No. 20200124-0008976, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located on Lot No. 2 on the Final Plat, Resubdivision of the Division of Jackson Place on Charlotte Pike, of record in Instrument No. 20191121-0120340, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John D. Szabo and Robin L. Szabo, a married couple by deed from HR Investments, LLC, a Tennessee limited liability company, dated March 4, 2021, of record in Instrument No. 20210309-0030529, Register's Office for Davidson County, Tennessee.

This property being known as 815 A Watts Lane, Nashville, TN 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's

Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

John D. Szabo

Robin L. Szabo

State of SOUTH CAROLINA
County of CHARLESTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, John D. Szabo and Robin L. Szabo, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2023.

SR

Notary Public
My Commission Expires: 6/18/2028

SHAWNTORRIA RAYNOR NOTARY PUBLIC SOUTH CAROLINA

Owner Name & Property Address:

Name: Travis Creel and Sarah Creel
Address: 815 A Watts Lane
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Travis Creel and Sarah Creel
Address: 815 A Watts Lane
City, State, Zip: Nashville, TN 37209

Tax ID: 103-01-001.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 December 11, 2023.

Affiant Signature

12/11/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 11 day of December, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY