This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2389-TC

Karen Johnson Davidson County
Batch# 1087159 DEEDWARR
12/29/2023 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20231229-0100277

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 29th day of December, 2023.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donald W. Dotson 508 Knapp Farm Drive Hermitage, TN 37076	New Owner	064 12 0A 508.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Pamela G. Rice, Trustee under the Irrevocable Trust agreement of Rebecca Clark Creasy, dated May 18, 2021,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Donald W. Dotson, an unmarried man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all that real property known, designated, and described as Unit No, 508, on the Plan of Fox Run Second Revision-Part of Sec. 2 and First Revision Part of Sec. 1 Condominium Apartments, as of record in plat recorded at Plat Book 6250, Page 118, according to Master Deed of record in Record Book 4956, Page 582, Book 5535, Page 713, Davidson County Registry, which description is hereby referenced.

Being the same property conveyed to Pamela G. Rice, Trustee under the Irrevocable Trust agreement of Rebecca Clark Creasy, dated May 18, 2021, by Quitclaim Deed from Rebecca Clark Creasy, of record in Instrument No. 20210603-0074587, in the Register's Office of Davidson County, Tennessee, dated June 01, 2021 and recorded on June 03, 2021. Also see Abstract of Trust recorded in Instrument No. 20210603-0074586.

Being the same property conveyed to Rebecca Clark Creasy, by Warranty Deed from Clarence D. Lewis, Trustee and Jean P. Lewis Trustee of the Lewis Revocable Living Trust, dated 11/15/2018, of record in Instrument No. 20210603-0074587, in the Register's Office of Davidson County, Tennessee, dated September 22, 2020 and recorded on June 03, 2021.

This is improved property located at: **508 Knapp Farm Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2023.

GRANTOR:

Rebecca Clark Creasy Irrevocable Trust dated May 18, 2021

By: Pamela G Rice
Pamela G. Rice, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela G. Rice, Trustee of The Irrevocable Trust of Rebecca Clark Creasy, dated May 18, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself as Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing as Trustee.

WITNESS my hand and seal at office this 29th day of December, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 29, 2023

Affiant Signature

Date: 12/29/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 29, 2023

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

