This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2034-LV

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $342,422.00.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2024.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 1091317 DEEDWARR
01/12/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,266.96
20240112-0002871

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cindy Marino 5576 Pettus Rd Antioch, TN 37013	Bank of Tennessee P.O. Box 4980 Johnson City, TN 37602	173-00-0-144

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Michael D. Creel, an unmarried man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cindy Marino, unmarried woman,** hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The following described real estate situated in the County of Davidson, State of Tennessee, to-wit:

Being all of Lot No. 1 Lewis Estates, as shown by plat and survey of record in Plat Book 6200 Page 388, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael D. Creel by Quit Claim Deed from Karen S. Creel of record as Instrument No. 20060519-0059088 in the Register's Office for Davidson County, Tennessee, dated May 4, 2006 and recorded on May 19, 2006.

This is improved property located at: **5576 Pettus Road, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 10th day of January, 2024.

GRANTOR:

Michael D. Creel

STATE OF Alabama
COUNTY OF Mobile

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael D. Creel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of January, 2024.

Sandra Moody
Notary Public
My Commission expires: May 25, 2026

STATE OF ALABAMA NOTARY PUBLIC
SANDRA MOODY
My Commission Expires
May 25, 2026

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/10/24 (date of document).

Kirsten Virden

Affiant Signature

Date: 1/10/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of January, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

