Karen Johnson Davidson County
Batch# 1129983 DEEDWARR
05/02/2024 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $7,955.00
20240502-0032075

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 09/02/24
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

G-P-24-87

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Philip Creamer and Samantha Creamer	New Owners	
(NAME)	(NAME)	**116-08-0D-087.00** **116-08-0D-087.01**
87 Valley Forge		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 consideration, the receipt of which is hereby acknowledged, **STUART SPEYER, TRUSTEE OF THE LESTER D. SPEYER QTIP MARITAL TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP CREAMER AND SAMANTHA CREAMER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 87 on the Plan of Sugartree, Phase III of record in Plat Book 4860, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stuart Speyer as Successor Trustee of the Lester D. Speyer Revocable Trust by Executor's Quitclaim deed from Stuart Speyer, Executor of the Estate of Lester D. Speyer of record in Instrument No. 20121130-0110199 Register's Office for Davidson County, Tennessee, dated 11/19/2012 and recorded on 11/30/2012.
Being the same property conveyed to Stuart Speyer as Trustee of the Lester D. Speyer QTIP Marital Trust by Trustee's Quitclaim deed from Stuart Speyer as Successor Trustee of the Lester D. Speyer Revocable Trust of record in Instrument No. 20121130-0110200 Register's Office for Davidson County, Tennessee, dated 11/19/2012 and recorded on 11/30/2012.
Being the same property conveyed to Lester D Speyer by Warranty deed from Jack Anderson and wife, Rose Marie Anderson of record in Book 5834, page 697, Register's Office for Davidson County, Tennessee, dated 12/10/1981 and recorded on 12/29/1981.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 177-121, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4857, Page 157, amended in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 4857, Page 157, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61 and Book 11758, Page 466 and Instrument No. 20170522-0050870, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **87 Valley Forge, Nashville, Tennessee 37205**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 22nd DAY OF APRIL, 2024.

Lester D. Speyer QTIP Marital Trust

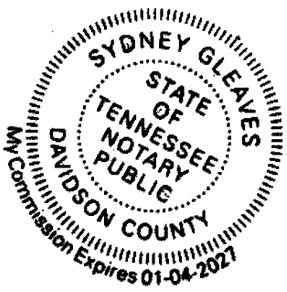
BY: _____
Stuart Speyer
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STUART SPEYER, TRUSTEE of LESTER D. SPEYER QTIP MARITAL TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of April, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 22, 2024** (date of document).

Affiant Signature

May 1, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 1st day of May, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 7-7-25