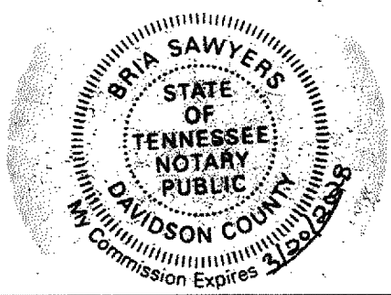
Karen Johnson Davidson County
Batch# 1140839 DEEDWARR
05/30/2024 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20240530-0039988

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,450,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2024.

Notary Public

My commission expires: 3/20/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
The Three Creeks Trust	The Three Creeks Trust	**Map 131-15-0-B Parcel 001.00co**
4644 Benton Smith Rd	4644 Benton Smith Rd.	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard H. Willis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Robert Delony and Sheila Quinn Delony, Trustees of The Three Creeks Trust dated April 26, 2024

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain private element townhome unit situated in Davidson County, Tennessee, being known as Unit 1, together with the appurtenant common elements, of Burton Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Burton Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20051109-0135654, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Burton Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, the Original Plat of Harpeth Acres, Section Seven, of record in Book 2331, page 154, said Register's Office; and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

BEING the same property conveyed to Richard H. Willis, by Warranty Deed dated June 14, 2006, from Jay G. Husband and wife, Agnes Husband, of record in Instrument No. 20060627-0076747, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions of Burton Townhomes, of record in Instrument No. 20051109-0135654, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4306, Page 156, Register's Office for Davidson County, Tennessee. 3) Declaration of Covenants, Conditions and Restrictions for Burton Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051109-0135654, By-Laws appended thereto, Register's Office for Davidson County, Tennessee. 4) Charter of Burton Townhomes Corporation of record in Instrument No. 20051114-0137561, Register's Office for Davidson County, Tennessee. 5) Tennessee Articles of Organization of Three Creeks, L.L.C., a limited liability company, of record in Instrument No. 20030423-0054154, said Register's Office. 6) All matters as shown on the Plan of record in Plat Book 2331, Page 154, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **4644 Benton Smith Rd, Nashville, TN 37215**

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 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. 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 **29th** day of **May, 2024.**

Richard H. Willis

Richard H. Willis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Richard H. Willis,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **May, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22550-DJ

- **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 5/29/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5/29/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th **day of** May, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

