Karen Johnson Davidson County
Batch# 1172452 DEEDWARR
08/21/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240821-0064100



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $365,000.00.

Kaitlyn West
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of August, 2024.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Travis Creel and Sarah Creel	NEW OWNER	14805010600
(NAME)	(NAME)	
3752 Turley Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Warranty Deed

For and in Consideration of the sum of $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/we **Micah Walker and Ashley Walker, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Travis Creel and Sarah Creel, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Loi No. 60 on the Plan of Hillbrook, Section 2, as of record in Book 3300, Page 12, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Micah Walker and Ashley Walker, husband and wife, by deed from Jason Robert Turner, a married man, of record in Instrument No. 20231107-0086989, dated November 1, 2023, said Register's Office.

This property is __unimproved _X_improved property known as: 3752 Turley Dr., Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of August, 2024.

Micah Walker

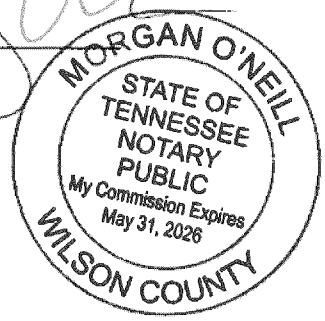
Ashley Walker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Micah Walker and Ashley Walker, the herein bargainor, 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 the 19th day of August, 2024.

Notary Public
My Commission Expires:



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 **August 19th, 2024**.

Affiant Signature

08/19/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **19th** day of **August**, 20**24**.

Notary Public

Notary's Seal:

