WARRANTY DEED

Karen Johnson Davidson County
Batch# 1174443 DEEDWARR
08/26/2024 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20240826-0065360

G-SH-24-214

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
James Deatrick, Jr.	**Same as New Owner**	
(NAME)	(NAME)	
309 Hillview Drive		**086-14-0A-214.00-CO**
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **GRETCHEN R CREAGER, AN UNMARRIED WOMAN BY AND THROUGH HER CONSERVATOR ELIZABETH MASIC, PURSUANT TO COURT ORDER ENTERED IN DAVIDSON COUNTY CIRCUIT COURT CASE NO. 24-P-695,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES DEATRICK, JR., AN UNMARRIED MAN,** 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 Residential Unit No. 214 as shown on the Plan of Hermitage Meadows Subdivision, Stage Three, as of record in Book 6250, page 300, said Register's Office, and as described by the Declaration of Covenants, Conditions and Restrictions as of record in Book 6034, page 365, said Register's Office and By-Laws as set forth in Book 6034, page 383, said Register's Office, together with all easements, rights and appurtenances to said Residential Unit granted in the aforesaid Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Gretchen R. Creager, unmarried by Warranty Deed from Joni L. Shelton, unmarried of record in Book 7916, page 446, Register's Office for Davidson County, Tennessee, dated August 15, 1989 and recorded on August 16, 1989.
Elizabeth Masic appointed Conservator with permission to sell pursuant to Court Order entered in Davidson County Circuit Court Case No. 24-P-695.

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 6250, Page 300, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 6034, Page 365, and Instrument No. 20170210-0013943, and Instrument No. 20170320-0026618, Register's Office for Davidson County, Tennessee.
- By-Laws of Hermitage Meadows of record in Book 6034, Page 383, as amended in Book 7660, Page 612 and Instrument No. 20010327-0029002 and Instrument No. 20180904-0087326, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20121114-0104689, in the 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: **214 Thistle Ln, Hermitage, Tennessee 37076**.

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 23rd DAY OF AUGUST, 2024.

Gretchen R Creager
by Elizabeth Masic, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Masic, Conservator for Gretchen R Creager, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Gretchen R. Creager, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 23rd day of August, 2024.

Notary Public

My Commission Expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Amanda Maynor, 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 23, 2024.

Date

Affiant Signature

August 26, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of August, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON