This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Creekside Equities, LLC, a Missouri limited liability company
609 McPherson Ct S, 611 McPherson Ct S
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
George Stallings and Amy B. Stallings
9647 Aurora Ct
Brentwood, TN 37027

MAP 142-14
GROUP C
PARCEL 016.00co & 017.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **George Stallings and Amy B. Stallings, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Creekside Equities, LLC, a Missouri limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Karen Johnson
Batch # 1189827
10/04/2024 09:40:20 AM
Fees: $18.00 Taxes: $1,665.00
Davidson County
DEEDWARR
3 pgs
20241004-0077092

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **609 McPherson Ct. S and 611 McPherson Ct. S, Nashville, Tennessee 37221.**

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, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 our hands this the **9th** day of **September, 2024.**

George Stallings

Amy B. Stallings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **George Stallings and Amy B. Stallings**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of September, 2024.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Subscribed and sworn to before me on this 9th day of September, 2024.

NOTARY PUBLIC

My Commission Expires: 6/21/2025

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

#24-9728

Exhibit "A"

McPherson Place-6A:

Land in Davidson County, Tennessee, being Unit No. 6A on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701, as amended in Instrument No. 20240130-0006536, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amy B. Stallings by Quitclaim Deed dated November 14, 2011 from George Stallings, of record in Instrument No. 20111117-0090141, said Register's Office; having been a portion of the same property conveyed to George Stallings by Deed dated May 26, 2006, from Steve Chaisson, of record in Instrument No. 20060606-0066676, said Register's Office, Davidson County, Tennessee.

McPherson Place-6B:

Land in Davidson County, Tennessee, being Unit No. 6B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701, as amended in Instrument No. 20240130-0006536, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to George Stallings by Deed dated May 26, 2006, from Steve Chaisson, of record in Instrument No. 20060606-0066676, said Register's Office, Davidson County, Tennessee.

GBS