RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1192759
10/11/2024 10:29:30 AM
Fees: $13.00 Taxes: $3,145.00

Davidson County
DEEDWARR
2 pgs

20241011-0078983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY My Comm Exp. April 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramon Guzman and Nakisha Guzman	Same as New Owner	
(NAME)	(NAME)	
2021 Daylily Drive		090-12-0-035.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CREATIVE REI, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAMON GUZMAN AND WIFE, NAKISHA GUZMAN,** 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:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 6, on the plan of the Re-Subdivision of Lot Nos. 5, 6, 7 and 8 in the Subdivision of Lot No. 21, of the B. F. Cockrill Farm, as of record in Book 421, Page 21, Register's Office of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, July 1946, as follows: Beginning on the southerly margin of Robertson Avenue at the corner of Lot Nos. 6 and 7; thence with the line between said two lots, Southwardly 243.4 feet to the northerly line of Lot No. 10; thence with the line between Lot Nos. 6 and 10, Eastwardly 87.5 feet; thence Northwardly 237.1 feet to the southerly margin of Robertson Avenue; thence with said Avenue Westwardly 87.6 feet to the beginning.

Being the same property conveyed to Randy L. Burns and wife, Beth A. Burns by Warranty Deed from Judy Myers Sadler, married, dated July 29, 2004 and recorded August 13 2004 in Instrument No. 20040813-0098457, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Creative REI, LLC by Warranty Deed from Randy L. Burns and wife, Beth Burns of record in Instrument No. 20240703-0050138 Register's Office for Davidson County, Tennessee, dated July 1, 2024 and recorded on July 3, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2024-1263

unimproved
This is improved x property, known as 6307 Robertson Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 9th day of October, 2024

CREATIVE REI, LLC

BY: _____
RYAN HOOPER, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ryan Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Creative REI, LLC, and that he as such Member of Creative REI, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Creative REI, LLC.

Witness my hand and official seal this 9th day of October, 2024.

Commission expires:



_____
Notary Public

JW2024-1263