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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1206388
11/19/2024 08:05:11 AM
Fees: $13.00 Taxes: $2,405.00

Davidson County
DEEDWARR
2 pgs

20241119-0089363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Keystone Capital, LLC	Same as New Owner	
(NAME) 310 Vale Manor	(NAME)	160-14-0I-001.00CO
(ADDRESS) Brantwood, TN 37027	(ADDRESS)	
(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, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEYSTONE CAPITAL, LLC**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 310, of Homes At Vale Manor, a Horizontal Property Regime With Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Vale Manor, in Instrument No. 20231103-0086222, as amended Instrument No. 20240812-0060409, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Amended Declaration .

Being a portion of the same property conveyed to John P. Hyland and wife, Kathleen M. Hyland by Warranty Deed from Tariq M. Aboona and wife, Janet O. Aboona of record in Book 10221, Page 888, in the Register's Office for Davidson County, Tennessee, dated October 07, 1996 and recorded on October 10, 1996.

Being a portion of the same property conveyed to Creative REI, LLC, a Tennessee Limited Liability Company by Warranty Deed from John P. Hyland and wife, Kathleen M. Hyland of record in Instrument No. 20231103-0086221, in the Register's Office for Davidson County, Tennessee, dated November 01, 2023 and recorded on November 03, 2023.

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.

unimproved
This is improved x property, known as 310 Vale Manor, Brentwood, TN 37027
(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.

JW2024-1104

Witness my hand this 28th day of October, 2024

CREATIVE REI, LLC

BY:_____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 28th day of October, 2024.

Commission expires:



_____

Notary Public

JW2024-1104