WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 5-9-26 (AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1206536
11/19/2024 10 36 04 AM
Fees $13 00 Taxes $2,497 50

Davidson County
DEEDWARR
2 pgs

20241119-0089572

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)
Ethan Goldish	NEW OWNER	
(NAME) **103 Creighton Ave**	(NAME)	**083-03-1E-002 00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **SAMANTHA A. HALL AND NATHAN A. HALL, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ETHAN GOLDISH, UNMARRIED,** 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 Unit B of Homes at 107 Creighton, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 107 Creighton, a Horizontal Property Regime with Private Elements, of record as Instrument No 20160523-0051691, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 107 Creighton, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20160523-0051691, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Samantha A Hall and Nathan A Hall, wife and husband by Warranty Deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company of record in Instrument No 20170424-0039767 Register's Office for Davidson County, Tennessee, dated April 21, 2017 and recorded on April 24, 2017

This conveyance is subject to
- Taxes for the year 2024, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record as Instrument Number 20160706-0069091, Register's Office of Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 163, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160523-0051691, Register's Office for Davidson County, Tennessee
- Grant of Easement of record in Instrument Number 20170127-0008826, in the Register's Office for Davidson County, Tennessee
- Boundary Agreement of record in Instrument Number 20170224-0018567, in the Register's Office for Davidson County, Tennessee
- Grant of Easement of record in Instrument Number 20180709-0066045, in the Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **103 Creighton Ave, Nashville, Tennessee 37206**

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 15th DAY OF NOVEMBER, 2024

Samantha A Hall by Margaret Means as Attorney-in-Fact

Samantha A Hall by Margaret Means as Attorney-in-Fact

POA of record Instrument # 20241119 0089571

Nathan A Hall by Margaret Means as Attorney-in-Fact

Nathan A Hall by Margaret Means as Attorney-in-Fact

POA of record Instrument # 20241119 0089570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SAMANTHA A HALL AND NATHAN A HALL, and who acknowledged he/she/they executed the same as the free act and deed of the said SAMANTHA A HALL AND NATHAN A HALL

Witness my hand and official seal, this the 15th of November, 2024

Notary Public
My Commission Expires 03/16/26
(SEAL)



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