Karen Johnson Davidson County
Batch# 1219983 DEEDWARR
12/26/2024 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20241226-0099794

WARRANTY DEED

STATE OF TN
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF December, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATRINA WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 16, 2026
COUNTY OF MONTGOMERY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Creek Trail Trust The Creek Trail Trust	New Owner	
(NAME) 4184 Creek Trail Drive	(NAME) 6709 Autumn Oaks Dr	04105001200
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Brentwood TN 37027	
(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, **Edwin Gray, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Creek Trail Trust,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Lot No.2 4 on the Plan of REVISED CREEK TRAIL SUBDIVISION, a plat of which is of record in Plat Book 7900, Pages 261-262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Edwin Gray, unmarried, by Warranty Deed from Albert Gray and wife, Carolyn Gray, of record in Book 10767, Page 148, in the Register's Office of Davidson County, Tennessee, dated January 22, 1998 and recorded on January 23, 1998. Also See Tax Sale recorded in Docket No 09-487-II; Final Decree Confirming sale recorded in Instrument No. 20100804-0061474 and Decree for Redemption recorded in Instrument No. 20110315-0020398.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved property, known as 4184 Creek Trail Dr. Whites Creek, TN 37189

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 19th day of December, 2024.

Edwin Gray

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Edwin Gray**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of December, 2024.

Notary Public

My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Terina Garrison, 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 12/19/24 (date of document).

T Garrison
Affiant Signature

12/19/24
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 19 of December 2024

(SEAL)



K Wall
Notary's Signature
My Commission Expires: 9/16/2026