THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE

Karen Johnson Davidson County
Batch # 1227858 DEEDQC
01/17/2025 09 52 56 AM 2 pgs
Fees $12 00 Taxes $0 00

20250117-0003915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0

Jordan Hughes
Affiant

Subscribed and sworn to before me, this 9th day of January, 2025.

Karen K Valentine
Notary Public

My commission expires. 7-22-25

KAREN K. VALENTINE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To.	Map-Parcel Numbers.
Erin Dias, Trustee of The Creamer Family Trust	**New Owner(s)**	**042070A02200CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lester E. Creamer, unmarried** " GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The Creamer Family Trust,** herein called "GRANTEE," it successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No 22 on the revised plan of Phase One, Heritage Square, as of record in Book 5200, Page 282, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lester E. Creamer by General Warranty Deed from Lester E. Creamer, Jr., more correctly known as Lester E. Creamer, dated, by General Warranty Deed, dated July 24, 2024, of record in Instrument No 20241115-0089229, Register's Office for Davidson County, Tennesee.

Also being the same property conveyed to Lester E Creamer, Jr and wife, Romona M Creamer, by Warranty Deed from Robert K Hall and wife, Theresa M Hall, dated September 23, 1994, of record in Book 9484, Page 515, Register's Office for Davidson County, Tennessee. Romona M. Creamer died on 12/4/18 leaving Lester E. Creamer, Jr. as the surviving tenant. Reference made to Affidavit of Death in Instrument No. 20241115-0089228, Register's Office of Davidson County, Tennessee.

This is **improved** property known as: 708 Heritage Square Dr., Madison TN 37115

WITNESS our hands this 9th day of January, 2025.

Lester E. Creamer

Lester E. Creamer

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Lester E. Creamer,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2025.

Karen K. Valentine

Notary Public

My Commission Expires: 7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY