Karen Johnson Davidson County
Batch# 1264470 DEEDWARR
04/24/2025 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20250424-0031582

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 22 day of April, 2025.

Notary Public
My commission expires:
12-2-28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Anne Raley	**SoFi Bank National Association**	**042070A02200CO**
708 Heritage Square Dr	1133 Ocean Ave, Mail Stop DP1349	
Madison, TN 37115	Lakewood, NJ 08701	

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The Creamer Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anne Derenne Raley

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 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 Erin Dias, Trustee of The Creamer Family Trust, by Quitclaim Deed from Lester E Creamer, unmarried, dated January 9, 2025, of record in Instrument No. 20250117-0003915, in the Register's Office for Davidson County, Tennessee.

Further 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 further 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 CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 708 Heritage Square Dr, Madison, TN 37115.

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 in 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.

_____ Date: 4-22-25
The Creamer Family Trust
By: Erin Dias
It's: Trustee

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The Creamer Family Trust and that she is authorized by The Creamer Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 22 day of April, 2025.

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 12-2-28

Tennessee Certification of Electronic Document

I, Debra Paulsson, 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 4/22/2025 (date of document).

D Paulsson
Affiant Signature

4/24/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

