Karen Johnson Davidson County
Batch# 1293629 DEEDWARR
07/03/2025 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $5,402.00
20250703-0052582

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $1,460,000.00 Affiant Subscribed and sworn to before me, this the ~~30th~~ day of ~~June~~, 2025. July Notary Public My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kelly McCreight and Mary A. McCreight	NEW OWNER	158-07-0-006.00
1908 Cromwell Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GENE A. HANNAH AND CYNTHIA O. HANNAH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY MCCREIGHT, AND MARY A. MCCREIGHT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), 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. 108 on the Plan of Plan of Hillsboro Park, Section III of record in Plat Book 2663, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gene A. Hannah and wife, Cynthia O. Hannah by Warranty Deed from Barbara Ann Goggans, Trustee of the Goggans Family Revocable Living Trust Agreement date March 14, 1997 of record in Instrument No. 20041101-0131016 Register's Office for Davidson County, Tennessee, dated October 26, 2004 and recorded on November 01, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1908 Cromwell Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2025.

Gene A. Hannah

Cynthia O. Hannah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gene A. Hannah and Cynthia O. Hannah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2025.

Notary Public

My Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/1/2025.

Date

Affiant Signature

7/1/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of July, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

