This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1297703 DEEDWARR
07/15/2025 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20250715-0055550

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $395,000

Marcia Escobar
Affiant Signature

Subscribed and sworn to before me on this the 10th Day of July, 2025

Notary Public
My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Phillip Maxwell Creech and Korah Elliot Creech
102 Ryburn Dr
Old Hickory TN 37138

SEND TAX BILLS TO:
Phillip Maxwell Creech and Korah Elliot Creech
102 Ryburn Dr
Old Hickory TN 37138

MAP AND PARCEL NUMBER: 05302007500

WARRANTY DEED
25NT00744

Effective the 10th Day of July, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Carlos M. Santiago, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Philip Maxwell Creech and Korah Elliott Creech, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Fairway View, as of record in Plat Book 2900, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete detailed description of said lot.

Being the same property conveyed to Carlos M. Santiago, unmarried from Shaun Donovan, The Secretary of Housing and Urban Development, by Cash Deed dated 03/18/2012 and recorded 03/26/2012 in Instrument No. 20120326-0025297, Register's Office of said County.

This is an improved property commonly known as: 102 Ryburn Dr, Old Hickory, TN 37138-2815

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 10th day of July, 2025

Carlos M. Santiago

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Carlos M. Santiago,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 12 / 27 / 2027.



Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 7/10/2025 (date of document).

Affiant Signature

7/14/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 14 day of July, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County