Karen Johnson Davidson County
Batch# 1304372 DEEDWARR
08/01/2025 10:08:30 AM 4 pgs
Fees: $23.00 Taxes: $2,008.73
20250801-0061027

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $542,900.00.

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2025.

Notary Public

My commission expires: 3/3/26

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:
Gail Renee Kidd	Clear 2 Close Home Loans Corp.	032-16-0B-036.00-CO
520 Meade Avenue	221 W Hallandale Beach Blvd #101	
Nashville, TN 37207	Hallandale Beach, FL 33009	

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, **ALBERTO P. MUNOZ AND SARA E. WIGAL, CO-TRUSTEES OF THE CREEKLAND TRUST DATED JULY 22, 2024,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GAIL RENEE KIDD, A SINGLE WOMAN**, 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. 36, on the plan of Heritage Creek, Phase 2, as shown by plat of record in Instrument No. 20230510-0034999, corrected in Instrument No. 20240212-0009817, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Clayton Properties Group, Inc., a Tennessee business corporation by Warranty Deed from Keturah Susanne Galbreath Lockridge and Paula Lucille Galbreath Watson, Co-Successor Trustees of the Testamentary Trusts under the Last Will and Testament of Mary Dunn Galbreath FBO Edward C. Galbreath, Jr., dated September 19, 2005, The Galbreath Family General Partnership, a Tennessee general partnership, and Edward C. Galbreath, Jr., of record in Instrument No. 20200131-0011678, Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on January 31, 2020.

Clayton Properties Group, Inc., a Tennessee business corporation and Clayton Properties Group, Inc., a Tennessee corporation being one and the same.

Being the same property conveyed to Alberto P. Munoz and Sara E. Wigal, Co-Trustees of Creekland Trust, dated July 22, 2024 by Warranty Deed from Clayton Properties Group, Inc., a Tennessee Corporation of record in Instrument No. 2024073-10057793 Register's Office for Davidson County, Tennessee, dated July 25, 2024 and recorded on July 31, 2024.

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 2137 Creekland View Boulevard, Nashville, TN 37207, 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 24th day of July, 2025.

Creekland Trust dated July 22, 2024

By:_____
Alberto P. Munoz, Co-Trustee

By:_____
Sara E. Wigal, Co-Trustee

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 Alberto P. Munoz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustee of the Creekland Trust dated July 22, 2024, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 23rd day of July, 2025.

_____
Notary Public

My Commission Expires:

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sara E. Wigal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustee of the Creekland Trust dated July 22, 2024, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 23rd day of July, 2025.

Keila Berberena
Notary Public

My Commission Expires: 07/06/2029

Notary Public State of Florida
Keila Berberena
My Commission HH 661023
Expires 7/6/2029

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 2137 Creekland View Boulevard, Nashville, TN 37207, 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 24th day of July, 2025.

Creekland Trust dated July 22, 2024

By: Co-Trustee
Alberto P. Munoz, Co-Trustee

By: _____
Sara E. Wigal, Co-Trustee

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 Alberto P. Munoz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustee of the Creekland Trust dated July 22, 2024, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 23rd day of July, 2025.

_____
Notary Public

My Commission Expires:
3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sara E. Wigal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustee of the Creekland Trust dated July 22, 2024, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 23rd day of July, 2025.

_____
Notary Public

My Commission Expires:

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 24. 2025.

Affiant Signature

31st day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028