Karen Johnson Davidson County
Batch# 1310985 DEEDWARR
08/15/2025 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250815-0065206

WARRANTY DEED

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-3-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Roster and Madison Bertsch	**New owner**	
(NAME)	(NAME)	
6233 Del Sol Drive	**Property**	049-14-0A-021.00-CO
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **KALOB C. CREIGHTON, AN MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW ROSTER AND MADISON BERTSCH, HUSBAND AND WIFE,** 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 all of Lot No. 21 on the Plan of Vista, according to plat and survey appearing of record in Plat at Instrument No. 20170203-0011914, of the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Kalob C. Creighton, an unmarried man, by Warranty Deed from John Phillips and Felicia Danielle Phillips, husband and wife, of record in Instrument No. 20190205-0011040 Register's Office for Davidson County, Tennessee, dated February 05, 2019. Kalob C. Creighton has since married Emily Creighton, and she joins in executing this deed, conveying any marital interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6233 Del Sol Drive, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2025-929

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 is 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.

Witness my hand this 12th day of August, 2025

KALOB C. CREIGHTON

EMILY CREIGHTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kalob C. Creighton and Emily Creighton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

CH2025-929

Certificate of Authenticity

I, Emily Manno, 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 **08/12/25**.

Date

Emily Manno

Affiant Signature

08/12/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026