WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,945,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF **OCTOBER, 2025**

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON — My Commission Expires Sep 21, 2026

Karen Johnson
Batch # 1338962
10/28/2025 10 09 54 AM
Fees $13 00 Taxes $7,196 50

Davidson County
DEEDWARR
2 pgs

20251028-0085592

Prepared by
Record and Return to:
Chapman & Rosenthal Title,
800 Crescent Centre Dr., Suite [illegible]
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ryan Wall & Allyson Wall		158-00-0-126 00
(NAME) **1702 Old Hickory Boulevard**	(NAME) **New Owner**	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Philip Creamer and Samantha Creamer, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ryan Wall and Allyson Wall, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit

Being a parcel of land in the City of Forest Hills, Metropolitan Nashville, Davidson County, Tennessee, a portion of the Eleanor L. Willis property of record in Deed Book 9384, Page 904, said Register's Office, bounded on the north and east by Tract One, south by Old Hickory Boulevard, west by Hillsboro Park Subdivision, being more particularly described as follows

Beginning at an iron rod on the northerly right of way of Old Hickory Boulevard at the southwest corner of the Willis property and the southeast corner of Lot 536 of Hillsboro Park, Section 13, as recorded in Plat Book 4175, Page 20, said Register's Office, thence, along the easterly line of Hillsboro Park North 02 degrees 46 minutes East, 527 feet to an iron rod, thence, along new division lines severing the Willis property South 84 degrees 52 minutes East, 413 32 feet to an iron rod, South 02 degrees 35 minutes West, 527 00 feet to an iron rod on the northerly right of way of Old Hickory Boulevard, thence, along said right of way North 84 degrees 52 minutes West, 415 00 feet to the beginning, containing 5 00 acres, more or less, according to a survey by Boyd B Gibbs, RLS No 1598, 106 S Public Square, Centerville, Tennessee, dated January 11, 1995

Being the same property conveyed to Philip Creamer and Samantha Creamer, husband and wife by Warranty Deed from James S Higgins and wife, Candace P Higgins, dated 12/29/2020, of record in Instrument No 20210104-0000331, Register's Office for Davidson County, Tennessee

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 1702 Old Hickory Boulevard, Brentwood, TN 37027

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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

Effective the 27th day of **October, 2025.**

Philip Creamer

Samantha Creamer

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 **Philip Creamer and Samantha Creamer**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 27th day of **October, 2025.**

Notary Public
My Commission Expires
(SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215