Karen Johnson Davidson County
Batch# 1355743 DEEDWARR
12/09/2025 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,040.18
20251209-0097786

WARRANTY DEED

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

File No. BC-25-503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $551,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Ryan Creasy and Haley Elizabeth Rice	Lending Hand Mtg., LLC	
(NAME)	(NAME)	
2309 23rd Avenue North, Unit A	510 Lentz Drive	081-02-4M-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Madison, TN 37115	
(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, I/WE, **TADAS KAZIMIERAS RIMKUS AND DEBORAH JOYCE LUESSEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY RYAN CREASY, A SINGLE MAN AND HALEY ELIZABETH RICE, A SINGLE WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. A on the plan of 2309 23rd Ave. North Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2309 Twenty-Third Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200619-0065977, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Tadas Kazimieras Rimkus and Deborah Joyce Luessen, husband and wife by Warranty Deed from Jefferey Ryan Eckinger, Single of record in Instrument No. 20210316-0034577 Register's Office for Davidson County, Tennessee, dated March 11, 2021 and recorded on March 16, 2021.

This is property more commonly known as 2309 23rd Avenue North, Unit A, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 1st day of December, 2025.

Tadas Kazimieras Rimkus

Deborah Joyce Luessen

GEORGIA LB 11/19/25

STATE OF ~~TENNESSEE~~

COUNTY OF ~~DAVIDSON~~ DEKALB LB 11/19/25

11/19/25 LB On this ~~1st~~ 19 day of ~~December~~ NOVEMBER, 2025, before me personally appeared Tadas Kazimieras Rimkus, Deborah Joyce Luessen and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~1st day of December~~ 19 day of NOVEMBER, 2025. LB

Notary Signature

My commission expires: JUNE 19, 2029

LAKIESHA BARLESTON NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES June 19, 2029

Certificate of Authenticity

I, Joshua A. Terry, 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 11/19/25.

Affiant Signature – Joshua A. Terry

12/8/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/8/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27