Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $485,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of May, 2026.

Notary Public
My commission expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

Karen Johnson Davidson County
Batch # 1424936 DEEDWARR
05/26/2026 11:02:27 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20260526-0047459

WARRANTY DEED

Address of New Owner:
Darren Creutz
3707 Burrus St.
Nashville, TN 37216

Send Tax Bill to:
New Owner

Tax Information:
072-02-0 078.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANE MICHAEL STUBBS, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DARREN CREUTZ, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 102, on the plan of E. B. Craig's Subdivision of the Crownover Property, of record in Plat Book 894, Pages 640-641, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dane Michael Stubbs, an unmarried man, by deed dated 05/24/2019, from Michael D. Thackxton and wife, Pamela E. Thackxton, of record in Instrument No. 20190524-0049520, Register's Office for said County. The said Samantha Stubbs is joining in this conveyance to convey any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3707 Burrus St., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 22nd day of May, 2026.

Dane Michael Stubbs

Samantha Stubbs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dane Michael Stubbs and Samantha Stubbs, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2026.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON