Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260654714

Karen Johnson Davidson County
Batch # 1447268 DEEDWARR
07/15/2026 09:15:37 AM 2 pgs
Fees: $13.00 Taxes: $5,735.00
20260715-0063905

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of July, 2026.

Notary Public
My Commission Expires:

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathan B. Creel and Genevieve G. Creel 3714-A Auburn Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 116-12-0Q-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Clint Poole, Trustee of the J. Clint Poole Living Trust dated February 25, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan B. Creel and Genevieve G. Creel, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 3714 Auburn Lane Cottages a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 3714 Auburn Lane Cottages a Horizontal Property Regime with Private Elements at Instrument No. 20140923-0087546, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. Clint Poole, Trustee of the J. Clint Poole Living Trust dated February 25, 2019 by Quitclaim Deed from Joseph C. Poole, an unmarried person of record in Instrument No. 20190311-0021839 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on March 11, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Any County and/or City taxes unavailable for verification, along with any penalties, interest and/or court costs.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140923-0087546, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for 3714 Auburn Lane Cottages Corporation of record in Instrument Number 20140923-0087545, in the Register's Office for Davidson County, Tennessee.

Easement to Nashville Water Co., Inc. of record in Book 1071, Page 420, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3714-A Auburn Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of July, 2026.

J. Clint Poole Living Trust dated February 25, 2019

BY: _____, Trustee
J. Clint Poole, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Clint Poole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the J. Clint Poole Living Trust dated February 25, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of July, 2026.

_____
Notary Public
My Commission Expires: _____

