Karen Johnson Davidson County
Batch# 1451575 DEEDWARR
07/24/2026 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.13
20260724-0067773

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-41269-26

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $574,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of July, 2026. NOTARY PUBLIC My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Grissman *et ux* 700 Keeton Court Old Hickory, Tennessee 37138	Same address as new owner	043-04-0A-010-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars ($574,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **TIMOTHY M. MCCREIGHT AND SHANNA MCCREIGHT, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN GRISSMAN AND JESSICA KATHLEEN BEASLEY, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 10 on the Plan of First Revision, Final Plat, Cluster Lot Subdivision, River Landing, Section 1, Phase 1, of record in Instrument #20060918-0115492, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy M. McCreight and Shanna McCreight, husband and wife, from Andrew L. Thomasson and wife, Rachel Ann Thomasson, by Warranty Deed dated July 29, 2022 and recorded August 1, 2022 in Instrument #20220801-0087362, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20060918-0115492; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 700 Keeton Court, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 23rd day of July, 2026

GRANTOR(S)

Timothy M. McCreight

Shanna McCreight

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, a Notary Public, Timothy M. McCreight and Shanna McCreight, 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 seal, this the 23rd day of July, 2026.

WANDA D NORRIS
Notary Public - State of Michigan
County of Wayne
My Commission Expires Apr 10, 2033
Acting in the County of Oakland

Notary Public

Wanda D. Norris
Printed Notary Name

My commission expires: 4.10.2033

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 23, 26 (date of document).

Jennifer Pennell

July 24, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 24, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal