Karen Johnson Davidson County
Batch# 1451641 DEEDWARR
07/27/2026 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $965.70
20260727-0067854

WARRANTY DEED

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2026.

Lori Buie
Notary Public

MY COMMISSION EXPIRES: 6/29/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Darryl Wayne Bond II	Wilson Bank & Trust	052-05-0-003.00
(NAME)	(NAME)	
830 Gallavista Avenue	207 Legends Dr	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Lebanon, TN 37087	
(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 Lisa K.A. Creasy, a married woman and David C. Allen, a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Darryl Wayne Bond II and Candies Pruitt, 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:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 23, Block "D" on the revised plan of Power & Roth's Madison Park Subdivision of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lisa K. A. Creasy and David C. Allen, as tenants in common by Warranty Deed from Anthony Cross and wife, Margo Cross, dated 08/26/2008, of record in Instrument No. 20080828-0088187, Register's Office for Davidson County, Tennessee.

Subject property is investment and is not now nor has it ever been the principal residence of Grantors.

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 ☒ 830 Gallavista Avenue, Madison, TN 37115
(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 24th day of July, 2026.

Lisa K.A. Creasy

David C. Allen

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa K.A. Creasy and David C. Allen, 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 24th day of July, 2026.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Madeline Castro, do hereby make oath that I am licensed attorney and/or 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 the law on 7-24-26.

Madeline Castro

AFFIANT

DATE: 7-24-26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 24th day of July, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027