Karen Johnson Davidson County
Batch# 565964 DEEDWARR
02/02/2021 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $847.30
20210202-0014822

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2870TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of December, 2020.

Notary Public
Commission Expiration: 11-16-21

ROY BUMBALOUGH STATE OF TENNESSEE NOTARY PUBLIC LOUDON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Logan Paige 304 Errol Lane Nashville, TN 37209	SAME AS NEW OWNER	091-05-0A-030.00

WARRANTY DEED

FOR AND IN 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, **Gwendolyn R. Fields, Executrix of the Estate of Sandra Collins and Devisee of the Last Will and Testament of Sandra B. Collins,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Logan Paige, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 304 Errol Lane, Nashville, TN 37209, County of Davidson

Being Lot 30 on the Plan of Sylvan Heights, Phase Two, of record in Book 6900, Page 936, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sandra B. Collins, by Warranty Deed from Sandra B. Collins, surviving spouse of Bobby H. Collins (deceased), dated 11/24/2018 and recorded 12/05/2018 in Instrument No. 20181205-0118565, Register's Office for Davidson County, Tennessee. The said Sandra B. Collins is deceased as of 07/09/2020 (Probate Case No. 20P1470). Letters Testamentary appoint Gwendolyn R. Fields as Executrix of the Estate of Sandra B. Collins.

Tax Map and Parcel ID: 091-05-0A-030.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 304 Errol Lane, Nashville, TN 37209

LTE File No.: 20-2870TN

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 unemcumbered, 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 hand this 7th day of December, 2020.

Gwendolyn R. Fields, Executrix of the Estate of Sandra B. Collins

BY: Gwendolyn R. Fields

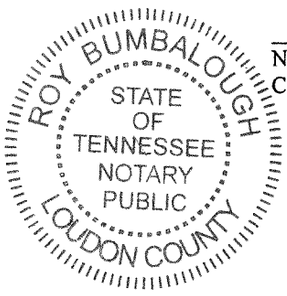
Gwendolyn R. Fields, Devisee of the Last Will and Testament of Sandra B. Collins

BY: Gwendolyn R. Fields

STATE OF TENNESSEE
COUNTY OF BLOUNT

On this 7th day of December, 2020, before me personally appeared **Gwendolyn R. Fields, Executrix of the Estate of Sandra Collins and Devisee of the Last Will and Testament of Sandra B. Collins**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of December, 2020.



Roy Bumbalough
Notary Public
Commission Expiration: 11-16-21

LTE File No.: 20-2870TN

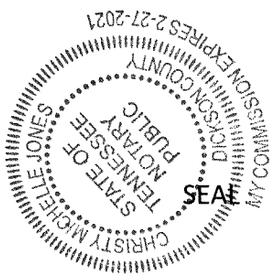
True Copy Certification

I, **Jared Aller**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jared Aller

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones,** a notary public for this county and state, **Jared Aller,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Christy Jones
My Commission Expires: