This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 651421 DEEDWARR
06/08/2021 10:21:21 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20210608-0076561

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, WE, **JAMES R COLLINS and TAMMY L COLLINS, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLAR COLLINS and GRAYSON COLLINS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 4 ON THE PLAN OF PRIMROSE ACRES, OF RECORD IN BOOK 2663, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO 4 FRONTS 125 FEET ON THE NORTHERLY SIDE OF WOODS LAKE DRIVE AND EXTENDS BACK 317.5 FEET ON THE WESTERLY LINE AND 318.5 FEET ON THE EASTERLY LINE TO A DEAD LINE MEASURING 125 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JAMES R COLLINS AND WIFE, TAMMY L COLLINS, BY QUITCLAIM DEED FROM ELLA KITTRELL COLLINS, DATED DECEMBER 7, 1994, OF RECORD IN BOOK 9541, PAGE 70, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 907 WOODS LAKE DR, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 28 day of May, 2021.

JAMES R COLLINS

TAMMY L COLLINS

STATE OF TN
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JAMES R COLLINS and TAMMY L COLLINS**, the within named bargainors, 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.

DONE at offices in Clarksville (City), TN, on this the 28 day of May, 2021.

NOTARY PUBLIC
My commission expires: 12/12/2023

NICHOLLE SIMONS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 240,000.

Affiant

Subscribed and sworn to before me, this the 28 day of May, 2021.

NOTARY PUBLIC
My commission expires: 12/12/2023

NICHOLLE SIMONS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner(s) as follows:
TAYLAR COLLINS
GRAYSON COLLINS
907 WOODS LAKE DR
MADISON, TN 37115

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 042 03 0 005.00