WARRANTY DEED

Karen Johnson Davidson County
Batch# 678490 DEEDWARR
07/16/2021 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210716-0095894

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jerrilyn Collier and Daren Collier	Southwest Funding, LP	Parcel ID: 050 07 0 115.00
(NAME)	(NAME)	
3321 Valley Creek Lane	13150 Coit Road, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Dallas, TX 75240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Avion C. Black, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jerrilyn Collier, a single woman and Daren Collier, 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:

Land in Davidson County, Tennessee, being Lot No. 156, on the Plan of Village by the Creek, Section 9, as of record in Plat Book 7900, Page 699, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Avion C. Black, by Warranty Deed from Universal Builders, LLC of record in Book 10798, Page 343 in the Register's Office of Davidson County, Tennessee, dated February 13, 1998 and recorded on February 18, 1998 and Rerecorded in Book 11069, Page 551.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3321 Valley Creek Lane, Nashville, TN 37207

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 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 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 our hands this 13th day of JULY, 2021

Avion C. Black

Avion C. Black

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Avion C. Black, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of July, 2021.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Certificate of Authenticity

I, Tonya Loftin, 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 13, 2021.

Date

Tonya Loftin

Affiant Signature

July 15, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15th day of July, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)