Karen Johnson Davidson County
Batch# 678734 DEEDWARR
07/19/2021 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20210719-0096241

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $255,000.00.

Affiant

Subscribed and sworn before me this the 14th day of July, 2021.

Notary Public
My commission expires: 6/14/25

MARK S WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Pratheep Palaniswamy	loanDepot.com	161-16-0A 150.00
516 Shadow Glen Drive	26642 Towne Centre Drive	
Nashville, TN 37211	Foothill Ranch, CA 92610	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KEVIN L. COLLINS AND ELIZABETH L. COLLINS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PRATHEEP PALANISWAMY AND SHARMILA JAGANATHAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 150, together with the appurtenants interest in the common elements of Townhomes of Shadow Glen, a horizontal property regime with private elements established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, supplemented in Instrument No. 20050425-0045905, amended in Instrument No. 20050520-0056887, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned supplement in Instrument No. 20050425-0045905, said Register's Office.

Being the same property conveyed to Kevin L. Collins and Elizabeth L. Collins, husband and wife, by deed dated 01/30/2015, from Lindsey M. Parda, unmarried, of record in Instrument No. 20150204-0010518, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 516 Shadow Glen Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

tne
EMC

Witness my hand this the 14th day of July, 2021.

Kevin L. Collins

Elizabeth L. Collins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin L. Collins and Elizabeth L. Collins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2021.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/15/21.

Affiant Signature

7/15/21

Date

State of Williamson

County of Tennessee

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

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY