Karen Johnson Davidson County
Batch# 744683 DEEDQC
10/27/2021 10:19:18 AM 2 pgs
Fees: $13.00 Taxes: $111.00
20211027-0144228

This instrument Prepared By:	State of Kentucky County of Logan
Jessica Penrod Kirby Jessica Kirby Law, PLLC Belle Meade Office Park 4515 Harding Pike, Suite 107 Nashville, TN 37205 348 West Fourth Street P.O. Box 475 Russellville, KY 42276 Tel: (615) 618-7203	The actual consideration or value whichever is greater for this transfer is $ 30,000.00 . Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of October, 2021. Notary Public My commission expires: 8-9-25

JESSICA KIRBY NOTARY PUBLIC KYNP34866 Commission Expires Aug 9, 2025 STATE OF KENTUCKY

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos:
Robbie Blake Collier 2907 Emery Drive Nashville, TN 37214	Same as New Owner	096-10-O-177.00

I, Chelsey Secula, do hereby convey, transfer, and divest all of my interest in the real property located at and known as 2907 Emery Drive, Nashville, Tennessee, 37214, to Robbie Blake Collier, the Grantee, for and in consideration of the sum of Thirty thousand dollars ($30,000.00) and other good and valuable consideration, receipt of which is hereby acknowledged. The real property is located in Davidson County, Tennessee, described as follows, to-wit:

Said Lot No. 350 fronts 65 feet on the south side of Henry Drive and runs back 455.7 feet on the east line and 159.3 feet on the west line, to a dead line, Measuring 58 feet thereon.

Being the same property conveyed to Wilbur Maggart and wife, Margaret H. Maggart by Deed dated 08/15/1954 from Gerald Averhish and wife Blossom Averhish of record in Book 2295, Page 43, Register's Office of Davidson County, Tennessee.

The said Wilbur Maggart died on 12/28/2016 leaving Margaret H. Maggart as sole surviving heir.

Being the same property conveyed to Robbie Blake Collier, unmarried, and Chelsey Brittany Secula, unmarried as tenants in common by Deed dated 05/04/2017 from Margaret Maggart.

All matters as set forth on Plat of Record in Book 2133, Page 88, said Register's Office. Restrictions of record in Book 1583, Page 423, said Register's Office. Restrictions of record in Book 2145, Page 262, said Register's Office. Restrictions of record in Book 2273, Page 88, said Register's Office. Agreement for Dedication of Easement for

Sanitary Sewers and/or Storm Drainage Easement of record in Book S171, Page 936, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further 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, and (5) other matters of public record.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Unimproved: ( )
This is Improved: (X) property, known as: **2907 Emery Drive, Nashville, TN 37214**

Witness my hand this 20th **day of October, 2021.**

Grantor

STATE OF KENTUCKY
COUNTY OF LOGAN

Personally appeared before me, a Notary Public, **Chesley Secula**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and seal, this 20th day of October, 2021.

Notary Public

My Commission Expires: 8-9-25

JESSICA KIRBY
Commission Expires Aug 9, 2025
NOTARY PUBLIC
KYNP34866
STATE OF KENTUCKY