Name and Address of New Owner:
Justin Collett and Cathleen Collett
6409 Alessio Road
Joelton, TN 37080

Send Tax Bills To:
Legends Bank
2121 Wilma Rudolph Blvd.
Clarksville, TN 37040

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 029-00-0-350

Karen Johnson Davidson County
Batch# 762548 DEEDWARR
11/30/2021 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20211130-0157510

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Timothy Reeds, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Justin Collett and Cathleen Collett, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described according to a survey by John Kohn and Company dated July 6, 1989, as follows:

Beginning at a point in the westerly margin of Alessio Road (as widened), being 167.5 feet southerly from the southeasterly corner of the Joe M. Baird and wife, Susie Mai Baird, tract; thence North 88 degrees W 1,299.5 feet, more or less, to a point; thence South 2 degrees 264.5 feet to a point; thence South 88 degrees E, 94.5 feet to a point; thence North 2 degrees E, 104.5 feet to a point; thence South 88 degrees E, 1,205.0 feet, more or less, to a point in the westerly margin of Alessio Road (as widened); thence with the westerly margin of Alessio Road 160.0 feet, more or less, to the point of beginning.

Being the same property conveyed to Myrtle Reeds, an unmarried woman, and Timothy Reeds, an unmarried man, as joint tenants with rights of survivorship, from Myrtle A. Reeds, an unmarried woman, by Quitclaim Deed dated March 30, 2010 and recorded April 7, 2010 in Instrument #20100407-0026140, said Register's Office. Myrtle Reeds having died on or about January 2, 2021, Fee simple title vested in Timothy Reeds by survivorship language in aforesaid Deed.

Being the same property conveyed to Roger C. Reeds and wife, Myrtle A. Reeds, from Water A. Keeler, Jr., and wife, Robbie R. Keeler, by Warranty Deed dated August 25, 1989 and recorded August 29, 1989 in Book 7925, page 367, said Register's Office. The said Roger C. Reeds having since died, leaving Myrtle A. Reeds as surviving grantee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of November, 2021.

Timothy Reeds (SEAL)
Timothy Reeds

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
CR

On this 18th day of November, 2021, before me personally appeared Timothy Reeds, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of November, 2021.

Notary Signature
My commission expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
CR

Sworn to and subscribed before me this 18th day of November, 2021.

Notary Signature
My commission expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-18-2021 (date of document).

Jennifer L. Pennell

11-18-2021

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of November, 2021.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022