Karen Johnson Davidson County
Batch# 795283 DEEDQC
01/26/2022 08:20:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220126-0009239

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	National Assurance Title 12886 Commodity Pl S-B Tampa, FL 33626	Mallory S. Collins and Jarad Collins 2537 Val Marie Drive Madison, TN 37115

Order Number: N-TN16368

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Mallory S. Collins, f/k/a Mallory Shea Perkins, and Jarad Collins, Wife and Husband,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Mallory S. Collins and Jared Collins, Wife and Husband, as joint tenants with right of survivorship,** whose address is 2537 Val Marie Drive, Madison, TN 37115, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 31, on the plan of Cluster-Lot Subdivision of Enclave at Twin Hills, of record in Instrument No.20071221-0146647 and Instrument No. 20080117-0005451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to All matters shown on the plats of record in Instrument No. 20071221-0146647, Instrument No. 20080117-0005451, in the Register's Office for Davidson County, Tennessee.

Subject to covenants, conditions, easements and restrictions of record in Instrument No. 20080721-0074557, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back

requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Subject to Agreement for Dedication of Easement of record in Book 6861, Page 948, in the Register's Office for Davidson County, Tennessee.

Subject to Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20120228-0017172, in the Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement of record in Instrument No. 20060104-0001185, in the Register's Office for Davidson County, Tennessee.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 034 07 0B 031.00
Street address of property: 2537 Val Marie Drive, Madison, TN 37115

Prior Instrument Reference by which Grantor(s) acquired title: instrument 20150504-0040080 in the Register's Office, Davidson County, Tennessee.

Signed this 7 day of July, 2021.

Signature of Grantors:

Mallory S. Collins, F/K/A Mallory Shea Perkins

Mallory S. Collins, f/k/a
Mallory Shea Perkins

~~Jarad~~ Collins

STATE OF TN, COUNTY OF ~~Davidson~~ SUMNER, SS:

BE IT REMEMBERED That on this 7 day of July, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Mallory S. Collins, f/k/a Mallory Shea Perkins, and ~~Jarad~~ Collins, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 034 07 0B 031.00
Street address of property: 2537 Val Marie Drive, Madison, TN 37115

Oath of Consideration

I or we, Mallory S. Collins, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00.

Signed this 7 day of July, 2021.

Signatures of Affiant(s):

Mallory S. Collins

Sworn and subscribed before me this 7 day of July, 2021.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 31, on the plan of Cluster-Lot Subdivision of Enclave at Twin Hills, of record in Instrument No.20071221-0146647 and Instrument No. 20080117-0005451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This being the same property conveyed to Mallory Shea Perkins, an unmarried woman and Jarad Collins, an unmarried man, from Norfolk Homes of Nashville, Inc. by deed dated 04/30/2015 in Instrument No. 20150504-0040080 and recorded on 5/4/2015 in the Office of the ROD for Davidson County simultaneously herewith

Parcel ID: 034 07 0B 031.00

Tennessee Certification of Electronic Document

I, Jerry Mosley, 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 7TH 2021 (date of document).

Affiant Signature

JULY 7, 2021
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 17TH day of JANUARY, 2022.

Notary's Signature

LAUREN J. SITTIG
Notary Public - State of Florida
Commission # HH 088948
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.

MY COMMISSION EXPIRES: 2/3/2025

NOTARY'S SEAL