Karen Johnson Davidson County
Batch# 836352 DEEDWARR
04/08/2022 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20220408-0040938

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 6-05-2025

File No. EM-22-2242

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Blake Wiedman	New owner	
(NAME)	(NAME)	
436 Lynnwood Boulevard	6311 Millbrook Rd	116-15-0-099.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Benjamin L. Collins and Stephanie Collins, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Blake Wiedman, a married man**, HEREINAFTER CALLED THE GRANTEE, 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 the South 105 feet of Lot No. 106-A, on the Plan of Royal Oaks Subdivision, as shown on a copy of an unrecorded map made by W. B. Southgate, Surveyor, and being shown as parts of Lots Nos. 105 and 106 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Plat Book 421, Pages 102 and 103, and described as follows:

Said part of said lot fronts 105 feet on the Easterly side of Lynwood Boulevard, and runs back between lines 338 feet on the South line and 350 feet, more or less, on the North line to a dead line in the rear measuring 105 feet thereon.

Being the same property conveyed to Jennifer Beth Jacobs, unmarried by Warranty deed from Thomas G. Gallant, III, C. Scott Ralls Gallant and Lacy Campbell-Orde, sole surviving Heirs of the Estate of Michael A. Gallant of record in Instrument No. 20180615-0057679 Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on June 15, 2018.

Being the same property conveyed to Benjamin L. Collins and Stephanie Collins, husband and wife by Warranty deed from Jennifer Beth Jacobs, unmarried of record in Instrument No. 20200710-0075439 Register's Office for Davidson County, Tennessee, dated July 08, 2020 and recorded on July 07, 2020. Being also known as 436 Lynnwood Boulevard Nashville, Tennessee 37205.

This is property more commonly known as 436 Lynnwood Boulevard, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 30th day of March, 2022.

Benjamin L. Collins

Stephanie Collins by Benjamin Collins, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Benjamin L. Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Stephanie Collins, and that this instrument was executed on behalf of the said Stephanie Collins for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at **Instrument No.** _____, in the Register's Office for Davidson County, Tennessee.

202204080040937

Witness my hand and official seal this 30 day of March, 2022.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Emily Manno, 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 3/30/22.

Date

Affiant Signature

3/30/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of March, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON