Karen Johnson Davidson County
Batch# 839993 DEEDQC
04/14/2022 01:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220414-0043643

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 9th day of February, 2022.

Notary Public
My Commission expires 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

NAME AND ADDRESS OF PROPERTY OWNER:
SCOTT COLLINS
1523 RIVERSIDE DRIVE
NASHVILLE, TN 37206

SEND TAX BILLS TO:
SCOTT COLLINS
1523 RIVERSIDE DRIVE
NASHVILLE, TN 37206

MAP AND PARCEL NUMBER: 72-15-0-283.00

QUITCLAIM DEED

22NT0004Z

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

KIMBERLY COLLINS (F/K/A KIMBERLY D. BEASLEY) AND SCOTT A COLLINS, WIFE AND HUSBAND AND GERALD GREEN (A 30% DIVIDED INTEREST)

By these presents do remise, release and **QUITCLAIM** unto

KIMBERLY COLLINS (F/K/A KIMBERLY D. BEASLEY) AND SCOTT A COLLINS, WIFE AND HUSBAND

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being the Northerly One-Half of Lot No. 18 on the Map of Sharpe and Horn's 6th Addition of record in Book 332, Page 118, Register's Office for Davidson County, Tennessee, being further described as follows, to wit:

Said part of Lot No. 18 fronts 50.00 feet on the easterly margin of Riverside Drive and extends back 292.0 feet, more or less, on the northerly line and 304.0 fet, more or less, on the Southerly line to a dead line in the rear, measuring 50.0 feet thereon.

Being the same property as conveyed to Kimberly Collins f/k/a Kimberly D. Beasley and Scott A. Collins, married and Gerald Green, a 30% divided interest in and to said property by Quitclaim Deed from Kimberly Collins f/k/a Kimberly D. Beasley and Scott A. Collins, married dated 11/18/2021 recorded 11/23/2021 in Book NA, Page NA, as Document Number 20211123-0155378, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1523 Riverside Dr, Nashville, TN 37206-1439

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

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 our hands this 9th day of February, 2022.

KIMBERLY COLLINS

SCOTT A COLLINS

State of Tennessee }
County of Davidson }

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **KIMBERLY COLLINS AND SCOTT A. COLLINS,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of February, 2022.

Notary Public
My Commission expires: 7/9/24

Witness our hands this 9th day of February, 2022.

GERALD GREEN

State of Tennessee }
County of Davidson }

MITCHELL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **GERALD GREEN,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of February, 2022.

Notary Public
My Commission expires: 7/9/24

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 2-9-2022, (date of document).

Affiant Signature

4-8-2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NOTARY'S SEAL