THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4500-WE

Karen Johnson Davidson County
Batch# 855699 DEEDWARR
05/16/2022 09:42:05 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20220516-0055724

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00.

Lynda B. Searcy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynda B. Searcy	NEW OWNER	
995 Todd Preis Drive		142-05-0D-003.00-CO
Nashville, TN 37221		
(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, **Charlene L. Searcy, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynda B. Searcy**

HEREINAFTER CALLED THE GRANTEES, 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 a part of the Plan of River Plantation, Section Four, Condominium Apartments, as of record in Book 4860, Pages 17, 18 and 19, Register's Office for said County, the part hereby described being:

Unit No. P-403 on said Plan together with the Carport designated No. P-403-C, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Four, Condominium.

Being the same property conveyed to Curtis H. Collins and wife, Linda J. Collins by Warranty deed from Paul C. Hyde and wife, Bonnie F. Hyde of record in Book 6186, page 631, Register's Office for Davidson County, Tennessee, dated November 28, 1983 and recorded on December 02, 1983. Also See Estate of Linda Jane Collins, Docket No. 21P317. (Value or consideration shown in aforementioned deed $68,000.00.)

The said Curtis H. Collins died on February 25, 2019, leaving Linda J. Collins, as the surviving tenant by the entirety.

The said Linda J. Collins died on December 28, 2020, leaving Last Will and Testament filed for Probate in Docket No. 21P317, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Rhonda Burnette is appointed Executrix of the Estate of Linda J. Collins, deceased.

Being the same property conveyed to Charlene L. Searcy by Warranty deed from Rhonda Burnette, Executor of the Estate of Linda Jane Collins and as devisee of the Estate of Linda Jane Collins, and Michael Hooper, Marte Young a/k/a Martha Young, Vickie Corbitt, Martene Beasley, Marie Posey, Patty Calhoun, Mark Hooper, Barry Burnette, Jenny Drew, Jeffrey Clark, Russell Collins, Suzanne Willis, Renee Jones, and Marty Drew, all as devises of the Estate of Linda Jane Collins of record in Instrument No. 20210621-0083143 Register's Office for Davidson County, Tennessee, dated June 18, 2021 and recorded on June 21, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **995 Todd Preis Drive, Nashville, TN 37221**

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 our hands this the 13 day of May, 2022.

Charlene L. Searcy

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 **Charlene L. Searcy,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13 day of May 2022

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public