

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 18 day of May, 2022.

Notary Public

My commission expires:

Karen Johnson Davidson County
Batch# 859532 DEEDWARR
05/20/2022 10:13:39 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220520-0058685

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 372

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robert Walsh	New Owner	**119-15-0-008.00**
2921 Southlake Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Steven C. Collins, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Robert Walsh, married

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 4 and Lot No. 5 as shown on the map entitled Section Three Southlake, of record in Plat Book 2331, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that portion of Lot 4 conveyed to Nashville Boys Club, Inc. by deed of record in Book 4705, page 65, said Register's Office.

Lot 4, was conveyed to C.B. COLLINS and wife, SHIRLEY COLLINS, by deed from C.C. ADAMS and wife, IRENE H. ADAMS, of record in Book 2694, page 538, dated August 23, 1957, said Register's Office.

Lot 5, was conveyed to C.B. COLLINS and wife, SHIRLEY COLLINS, by deed from AVERY M. RICHARDSON and wife, EVY LEE RICHARDSON, of record in Book 3577, page 557, dated July 16, 1963, said Register's Office.

Pursuant to the terms of their divorce decree, C.B. COLLINS conveyed his interest in the subject property to SHIRLEY COLLINS by quitclaim deed of record in Book 6746, page 681, dated December 27, 1985, said Register's Office.

SHIRLEY COLLINS AKA SHIRLEY COLLINS THOMPSON, died on or about October 6, 2005. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 05P1609, devised the subject property to her son, STEVEN C. COLLINS with a Life Estate to her husband, LESLIE C. THOMPSON; LESLIE C. THOMPSON has since died, extinguishing his Life Estate. For further reference see the Executor's Quitclaim Deed of record in Instrument No. 20061206-0150819 and Order of record in Instrument No. 20220503-0051426, said Register's Office.

This is improved property known as **2921 Southlake Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18 day of May, 2022.

Steven C. Collins

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, Steven C. Collins, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18 day of May, 2022.

Notary Public
My Commission Expires: 8-20-2023

LTC File No. 22-000541-528

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON