Karen Johnson Davidson County
Batch# 880606 DEEDWARR
06/29/2022 12:27:53 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20220629-0075199

23185

THIS INSTRUMENT WAS PREPARED BY: J. Blake Freeman, Attorney At Law
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

NAME OF NEW OWNER(S):
Mr. & Mrs. Rodney W. Collins
2526 Pennington Bend Road
Nashville, TN 37214-1106

SEND TAX BILLS TO:
New Owner(s)

Map/Parcel: 06202008200

FOR AND IN 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, **Terri Pauline Spinks, an unmarried woman**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Rodney W. Collins and Jennifer B. Collins, husband and wife,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Plan of Taylorcraft Subdivision, of record in Book 8250, page 974 as amended in Book 8250, page 982, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and detailed description of said lot.

BEING the same property conveyed to Terri Pauline Spinks by Warranty Deed from Mary C. Gosdin, unmarried, dated September 14, 2016, and filed at Instrument No. 20160915-0097092 in the Register's Office for Davidson County, Tennessee, on September 15, 2016.

THIS conveyance is subject to: Taxes for 2022 and subsequent years and all matters as shown on the plat of record and all other restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 2526 Pennington Bend Road, Nashville, TN 37214-1106

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 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 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.

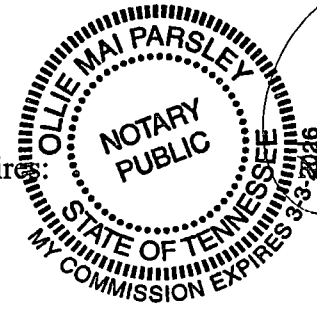
WITNESS my/our hand(s) on the day and date shown on the Notary form.

Terri Pauline Spinks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said Co0unty and State, Terri Pauline Spinks , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of June, 2022.



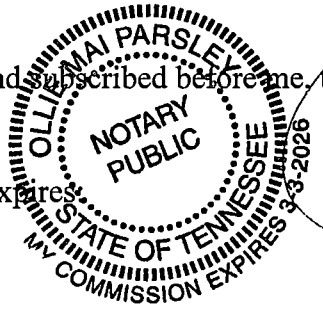
My Commission Expires: Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Sworn to and subscribed before me, this 22nd day of June, 2022.



My Commission Expires: Notary Public