WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES 05-09-2026
(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Karen Johnson Davidson County
Batch# 884368 DEEDWARR
07/06/2022 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20220706-0077656

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2022060127

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO (S)
MARTINZIE L. COLLINS	MARTINZIE L. COLLINS c/o A & D Mortgage	
(NAME) 1724 Nubell St	(NAME) 1720 Harrison Street, 7th Floor	081-02-0-193.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Hollywood, Florida 33020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 Dollars ($175,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES. AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALBERT COLLINS AND JAMILA COLLINS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTINZIE L. COLLINS, A SINGLE MAN**, 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 Lot(s) 77-B, as shown on the map entitled Zone Lot Division Lot No. 77 Buena Vista Heights, of record as Plat Book 6200, page 417, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALBERT COLLINS AND JAMILA COLLINS, HUSBAND AND WIFE, by deed from CYNTHIA H. KINNARD, of record in Instrument No. 20100304-0016887, dated February 26, 2010, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1724 Nubell St, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by our hand this 30th Day of June 2022.

ALBERT COLLINS

JAMILA COLLINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2022, before me Tuwana J. Bryant, a Notary Public for the above State and County, personally appeared ALBERT COLLINS and JAMILA COLLINS, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 30th Day of June 2022.

Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 6-30-22 .

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 06-30-22

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 06-30-22.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

