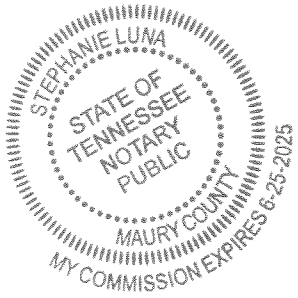
Karen Johnson Davidson County
Batch# 888684 DEEDWARR
07/14/2022 08:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,343.10
20220714-0080828

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-18127-SL

STATE OF TENNESSEE
COUNTY OF Williamson



The actual consideration or value, whichever is greater, for this transfer is $363,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of July, 2022.

Notary Public
My Commission Expires: 6/25/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam R. Eckert 4859 Shshone Drive Nashville, TN 37138	Legacy Home Loans, LLC dba Steadfast Mortgage 4004 Hillsboro Pike Suite 216B Nashville, TN 37215	065 13 0 103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Billy G. Collier, Jr. and Trina Collier, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adam R. Eckert, an unmarried man**, hereinafter called the Grantee, his 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 No. 466 on the plan of Sherwood Forest, Section 5, of record in Plat Book 4660, Page 190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Billy G. Collier, Jr. and wife, Trina Collier, by Warranty Deed from Harry S. Wilson, married, of record in Instrument No. 20020524-0063652, in the Register's Office for Davidson County, Tennessee, dated May 21, 2002, and recorded on May 24, 2002.

This Instrument executed on behalf of Trina Collier ("Principal") by Billy G. Collier, Jr. pursuant to the Power of Attorney of record in Instrument No. _____202207140080827____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **4859 Shshone Drive, Nashville, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever 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, Grantor has executed this instrument on this 13th day of July, 2022.

GRANTOR:

Billy G. Collier, Jr.

Trina Collier by Billy G. Collier, Jr. HER ATTORNEY IN FACT

Trina Collier by Billy G. Collier, Jr., her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Billy G. Collier, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of July, 2022.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Billy G. Collier, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Trina Collier and that he is authorized by Trina Collier to execute this instrument on her behalf.

WITNESS my hand and seal at office this 13th day of July, 2022.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

EXHIBIT "A"
TO Warranty Deed
From: Billy G. Collier, Jr. and Trina Collier
To: Adam R. Eckert

STATE OF TENNESSEE
COUNTY OF Wilson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 13th day of July, 2022.

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kristopher Prizio 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7-13-2022 (date of document).

Affiant Signature

Date: 7-13-2022

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of July, 2022.

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

