Karen Johnson Davidson County
Batch# 898582 DEEDWARR
08/03/2022 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20220803-0088671

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4984

JOANNA W FOWLER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $570,000.00.

Affiant

Subscribed and sworn to before me, this 29th **day of JULY, 2022.**

Notary Public
My commission expires: 11.22.25

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rhys Bowen-Tanton 1341 West Running Brook Road Nashville, TN 37209	New Owner	114 07 0B 080.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ian Colton Collins and Erika Nicole Collins, husband and wife,** hereinafter referred to as GRANTORS, have bargained and sold, and do hereby transfer and convey **to Rhys Bowen-Tanton and Julianna Curlis, husband and wife,** hereinafter called the Grantees, their successors 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. 56 on the Plan of Section Three, Westchase R20 Residential P.U.D., of record in Instrument No. 20030807-0112290 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ian Colton Collins and Erika Nicole Collins, husband and wife, by Warranty Deed from Kendell B. Grubb and Memerley C. Grubb, husband and wife, of record in Instrument No. 20200424-0043458, in the Register's Office of Davidson County, Tennessee, dated April 21, 2020 and recorded on April 24, 2020.

This property is improved property known as 1341 West Running Brook Road, Nashville, TN 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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 Grantees, their heirs, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29 day of JULY, 2022.

Ian Colton Collins by Erika Nicole Collins his Attorney-in-fact
IAN COLTON COLLINS BY ERIKA NICOLE COLLINS HIS ATTORNEY IN FACT

Erika Nicole Collins
ERIKA NICOLE COLLINS

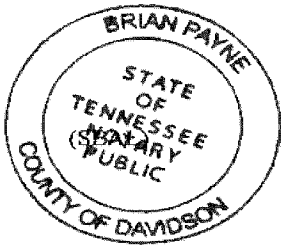
Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIKA NICOLE COLLINS**, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further stated that she is the attorney-in-fact for **IAN COLTON COLLINS** and acknowledged that she executed the within instrument for the purposes therein contained as his attorney-in-fact and had authority to so act.

Witness my hand and seal this 29 day of JULY, 2022.

Notary Public
Commission expiration date: 11/08/22



Tennessee Certification of Electronic Document

I, Janis K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 7-29-2022 (date of document).

Janis K Averwater
Signature

8-3-2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 3rd day of August, 2022

Carly
Notary Public
My Commission Expires: 5-26-2026
Seal

CARLY TIPTON
STATE OF TENNESSEE
NOTARY PUBLIC
DEKALB COUNTY

202208030088671