Karen Johnson Davidson County
Batch# 969504 DEEDQC
02/10/2023 01:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230210-0009966

This Instrument Prepared from Information Furnished by the Parties by:
Wood Land Service, LLC
1701 Lawncrest Dr.
Nashville, TN 37210

SEND TAX BILLS TO:

Jerry Green
PO Box 123
Willow Springs, MO 65793

NAME AND ADDRESS OF NEW OWNER

Jerry Green
PO Box 123
Willow Springs, MO 65793

STATE OF TENNESEE)
ss.:
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration;

We, the undersigned, **Scott A. Collins and Kimberly Collins (FKA Kimberly D. Beasley), husband and wife** (Grantors), hereby quitclaim unto **Jerry Green** (Grantees) and Grantee's successors and assigns all of Grantor's interest in a certain tract or parcel of landlocated in Davidson County, State of Tennessee, described as follows, to wit:

Certain units located in Davidson County, Tennessee, being Unit B of Homes at 1521 Riverside Drive, a Horizontal Property Regime 'With Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1521 Riverside Drive of record in Instrument No. 20220928-0107187, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof. and all casements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a part of the same property conveyed to Scott Collins and wife, Kim Collins and Felix Eckhardt, unmarried and Kathleen Lappe, unmarried by Warranty Deed from Tracy Dean and Sherri Johnson Heirs at Law of the Estate of Norma C. Dean, deceased of record in Instrument No. 20211124-0156504, Register's Office for Davidson County, Tennessee, dated September 1st 2021 and recorded on November 24th 2021.

See also, Affidavits of Heirship recorded in Instrument Nos. 20210812-01091337 and 20190726-0073735, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Scott Collins, Felix Eckhardt and Kathleen Lappe by Quitclaim Deed from Scott Collins and wife, Kim Collins and Felix Eckhardt, unmarried and Kathleen Lappe, unmarried of record in Instrument No. 20220222-0019815, Register's Office for Davidson County, Tennessee, dated February 9th 2022 and recorded on March 3rd 2022.

Being a part of the same property conveyed to Scott Collins and Kim Collins, husband and wife by Quitclaim Deed from Scott Collins, Felix Eckhardt and Kathleen Lappe of record in Instrument No. 20220303-0023981, Register's Office for Davidson County, Tennessee, dated February 9th 2022 and recorded on March 3rd 2022.

The street address of the Property is believed to be: 1521 B Riverside Drive, Nashville, TN 37206.

TAX MAP PARCEL NO. P/O 07215028400.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any and easement appearing for Collins Estates, a future Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Collins Estates, a future Horizontal Property Regime, and with said Unit being depicted on Exhibit "C" to said proposed Declaration, and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

IN WITNESS WHEREOF, I have hereunto set my signature, this 3rd day of February, 2023.

BY:

Scott A. Collins

Kimberly Collins

TO:

Jerry Green

CLAY BASS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Exp

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

Scott A. Collins and Kimberly Collins personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named the bargainers, **Jerry Green,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Tennessee this 3rd day of February, 2023

Notary Public

My commission expires: 05/23

CLAY BASS WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires Sept. 28, 2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration given for this transfer is $10.00 dollars (ten dollars).

CLAY BASS WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires Sept. 28, 2026

Scott A. Collins, Affiant

Jerry Green, Affiant

Sworn to and subscribed before me this 3rd day of February, 2023

Notary Public

My commission expires: 05/23

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/3/23 (date of document).

Affiant Signature

2/10/23
Date

State of Tennessee

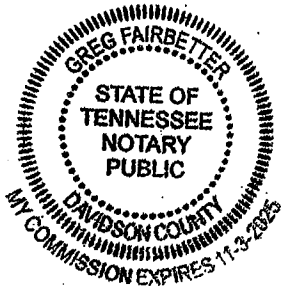
County of Davidson

Sworn to and subscribed before me this 10th day of February, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212