Karen Johnson Davidson County
Batch# 980862 DEEDWARR
03/15/2023 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20230315-0018715

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 7.9.24
(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-23-008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Cindy Collins	New Owner	142-05-0C-042.00 CO
(NAME)	(NAME)	
1024 Todd Preis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Nine Thousand And No/100 Dollars ($359,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GINA CLEMMONS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CINDY COLLINS, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY**, 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 Unit No. T-406, on the Horizontal Property Regime for River Plantation, Section Four, as recorded in the Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756 and in Instrument No. 20050128-0010626 and as shown in Plat Book 4860, pages 17, 18 & 19, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made

for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to GINA CLEMMONS, A SINGLE WOMAN, by deed from ADELE J. WRIGHT, A SINGLE WOMAN, of record in Instrument No. 20180917-0091859, dated September 14, 2018, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1024 Todd Preis Drive, Nashville, TN 37221
(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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 2 day of March, 2023.

Gina Clemmons

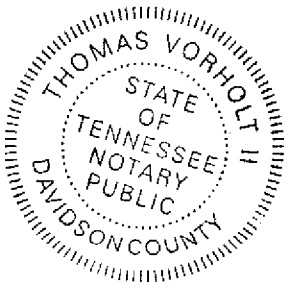
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Gina Clemmons personally appeared before me this day and acknowledged the due execution of the foregoing instrument as her free act and deed.

Witness my hand and official seal, this the 2 of March, 2023.

Notary Public
My Commission Expires: 7.9.24

(SEAL)



TRUE COPY CERTIFICATION

I, Thomas R Vocholt II, 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 the 2 day of MARCH, 2023

Affiant Signature

3.2.23

Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn and subscribed before me this 2 day of March, 2023.

Notary Signature

My Commission Expires: 5/9/26

Notary Seal (if on paper)

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026