Name and Address of New Owner:
Sparrow Investments LLC
2911 Bluestem Lane
Murfreesboro, TN 37128

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 981330 DEEDWARR
03/16/2023 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20230316-0019030

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 059-13-0-155

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bonzell Gross, unmarried and Danny Collier, heir of Deborah Collier**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sparrow Investments LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Haynes Park Subdivision, Section 3, of record in Book 4460, Page 185, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah Collier, unmarried and Bonzell Gross, unmarried by Quitclaim Deed dated November 18, 2008 from Deborah Collier, recorded November 26, 2008 in Instrument No. 20081126-0115776 in the Register's Office.

Being the same property conveyed to Butler Garrett Jr (now deceased) and wife, Deborah Collier by Warranty Deed dated November 19, 2002 from Martha L. Champion, unmarried, recorded December 5, 2005 in Instrument No. 20021205-0150128 in the Register's Office. Butler Garrett Jr died May 27, 2007 leaving title vested to Deborah Collier.

The said Deborah Collier having since died on September 9, 2009, being survived by one child. Danny Collier as attested on Affidavits of Heirship of record as Instrument No. 202303160019027 and 202303160019029 Deborah Collier was predeceased by her son Darrel Maurice Collier as attested on Affidavits of Heirship of record as Instrument No 202303160019026 and 202303160019028

Deborah Collier is also known as Deborah Gross Collier Garrett.

Deborah Collier is also known as Deborah Ann Garrett.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of March, 2023.

Bonzell Gross (SEAL)
Bonzell Gross

Danny Collier (SEAL)
Danny Collier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2023, before me personally appeared Bonzell Gross and Danny Collier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of March, 2023.

Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 15th day of March, 2023.

Notary Public
My commission expires:
File No. 2023-5693-MR

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/15/23 (date of document).

Regina Sullo
Affiant Signature

3/15/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 15 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

