Karen Johnson Davidson County
Batch# 982903 DEEDWARR
03/21/2023 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20230321-0020419

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $760,000.00. Affiant Subscribed and sworn to before me, this the 20th day of March, 2023. Notary Public My commission expires: 9/8/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Scott Collins Kimberly Collins	New Owner(s)	072-15-0-282.00
1523 Riverside Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **URBAN GATE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT COLLINS AND KIMBERLY COLLINS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being Lot No. 17 and the Southerly part of Lot No. 15 on the Map of Sharpe and Horn's 6th Addition, (being a subdivision of the Joe E. Turner land), as of record in Book 332, Page 118, Register's Office of Davidson County, Tennessee.

Said Lot No. 17 and the Southerly part of Lot No. 15 fronts 93.4 feet on the Easterly margin of Riverside Drive, and runs back on the broken Northerly line, measuring a total of 321.0 feet and runs back 292.0 feet on the Southerly line, to a line in the rear, measuring 170.5 feet.

Being the same property conveyed to Robert H. Gregory (Legal Separation) by Warranty Deed from Etta B. Edwards (Widowed) of record in Book 5527, Page 953, Register's Office for Davidson County, Tennessee, dated November 06, 1979 and recorded on November 09, 1979.

Being the same property conveyed to Overseer, Order of the Lord's Bounty and his successors, a Corporation Sole by Quitclaim Deed from Robert H. Gregory, a married person of record in Instrument No. 20031205-0175118 Register's Office for Davidson County, Tennessee, dated December 03, 2003 and recorded on December 05, 2003.

Being the same property conveyed to Riverside Beneficial Trust, a Land Trust, a Revocable Trust (an Executory Trust), and Mark Hollingsworth as Trustee by Deed into Land Trust from Overseer, Order of the Lord's Bounty and his successors, a Corporation Sole of record

in Instrument No. 20070313-0030727 Register's Office for Davidson County, Tennessee, dated March 08, 2007 and recorded on March 13, 2007.

Being the same property conveyed to Urban Gate Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mark Hollingsworth, as Trustee of The Riverside Beneficial Trust, A Land Trust, a Revocable Trust (an Executory Trust) of record in Instrument No. 20211122-0154644 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 22, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1525 Riverside Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of March, 2023.

Urban Gate Properties LLC,
a Tennessee limited liability company

By: _____
Brandon Thornberry,
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Thornberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Urban Gate Properties LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of March, 2023.

_____
Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 21, 2023 (date of document).

Affiant Signature

March 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023