Karen Johnson Davidson County
Batch# 983242 DEEDWARR
03/21/2023 04:01:30 PM 2 pgs
Fees: $13.00 Taxes: $2,941.50
20230321-0020559

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of March, 2023.

Notary Public

(Affix Seal)

My Commission Expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

2023-02-666

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kendra Henderson 1826 Wildwood Avenue Nashville, TN 37212	Movement Mtg. LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	Map/Parcel 117-04-1C-001.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Benjamin Collins and Stephanie Collins, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto **Kendra Henderson, an unmarried person**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1826 Wildwood Avenue, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, 1826 Wildwood Avenue, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20171106-0113949, as amended in Instrument No. 20190405-0031065 and Instrument No. 20190405-0031356, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Brennon R. Mobley, a single person by Warranty deed from William R. Welborn III, of record in Instrument No. 20160802-0079441 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 02, 2016. and Scriveners Affidavit recorded on November 23, 2016 in Instrument No. 20161123-0123551 in the said Register's Office.

Being a portion of the same property conveyed to Brennon R. Mobley, a single person and Brian K. Mobley, married, by Quitclaim deed from Brennon R. Mobley, a single person of record in Instrument No. 20161108-0118070 Register's Office for Davidson County, Tennessee, dated October 13, 2016 and recorded on November 08, 2016.

Being the same property conveyed to Benjamin Collins and Stephanie Collins, husband and wife by Warranty deed from Brennon R. Mobley and wife, Lilly Waites Mobley and Brian K. Mobley, by Brennon R. Mobley, at Attorney-in-Fact by virtue of Power of Attorney of record in Instrument No. 20211007-0134893 in the Register's Office for Davidson County, Tennessee, said Warranty deed of record in Instrument No. 20211007-0134894 in the aforesaid Register's Office, dated September 30, 2021 and recorded on October 07, 2021.

This conveyance is subject to the following: Metropolitan property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1826 Wildwood Avenue, Nashville, TN 37212 .

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, her heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 20th day of March, 2023:

Benjamin Collins

Stephanie Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of March, 2023, before me personally appeared Benjamin Collins and Stephanie Collins, 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 20th day of March, 2023.

Notary Signature
My commission expires:

KATHLEEN MALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-19-2024

True Copy Certification

I, Yvette Meldrum, 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. 20, 2023

Signature 3/20/23 Date

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-20-2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of March, 2023

Notary's Signature

10.20.24
My Commission Expires: