Karen Johnson Davidson County
Batch# 986443 DEEDQC
03/29/2023 02:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230329-0022927

THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel.
This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended. 2023-0107

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 810 day of March, 2023.

Notary Public
My commission expires: 10.20.24

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

Name and Address of New Owner:
Charles R. Collins
2241 A Kline Avenue
Nashville, TN 327211

Send Tax Bills To:
Charles R. Collins
2241 A Kline Avenue
Nashville, TN 327211

Street Address of Subject Property:
2241A Kline Avenue
Nashville, TN, 37211

Parcel ID:
118-04-0D-001.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Haley S. Collins, unmarried**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Charles R. Collins, unmarried,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of 2241 Kline Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2241 Kline Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151201-0121235, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2241 Kline Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration,

the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151201-0121235, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Charles R. Collins and Haley S. Collins, husband and wife by Warranty deed from Kelvin Pennington, married of record in Instrument No. 20211202-0159895 Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on December 02, 2021. Having since divorced by Case No. 22D856 in Circuit Court Davidson County, Tennessee.

WITNESS my hand this 10 day of March, 2023.

Grantor – Haley S. Collins

STATE OF Texas]

COUNTY OF Travis]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Haley S. Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 10th day of March, 2023.

NOTARY PUBLIC

My commission expires: Mar. 21, 2026

MARIAM KUTSNIASHVILI
Notary Public
STATE OF TEXAS
ID# 133630604
My Comm. Exp. Mar. 21, 2026

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 10, 2023

3/10/23

Signature Date

State of Tennessee
County of Williamson

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

10.20.24

Notary's Signature My Commission Expires:

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