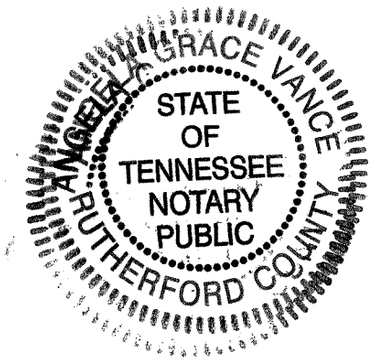
Karen Johnson Davidson County
Batch# 1002610 DEEDWARR
05/12/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20230512-0035580



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 11 day of May, 2023.

Notary Public
My commission expires: 11/7/24

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The Collins Family Trust	**New Owner**	**135-08-0A-5693.00CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James A. Ladd, married and Courtney Collins and husband, Zach Collins, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The Collins Family Trust

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, described as follows: Unit No. 693 Block 25 in a Horizontal Property Regime as shown on the condominium site plan of Nashboro Village Nineteen Condominiums as of record in Book 5200 Page 80 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Ladd and Courtney Collins and Zach Collins, as joint tenants with right of survivorship their heirs and/or assigns, by Quitclaim Deed from James A. Ladd, a married person, dated March 31, 2020, of record in Instrument No. 20200402-0035663, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to James A. Ladd by Warranty Deed from Phyllis A. McDaniel and Esther Terry dated 3/22/13 of record in Instrument No. 20130403-0032577, Register's Office of Davidson County, Tennessee.

Oath is hereby made that the subject property was never the sole primary residence of James A. Ladd, his spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 693 Long Hunter Ct, Nashville, TN 37217.

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 in 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.

James A. Ladd Date: 05/11/2023
James A. Ladd

Courtney Collins Date: 5/11/23
Courtney Collins

Zachary Collins Date: 20230511
Zach Collins

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, James A. Ladd, and Courtney Collins and Zach Collins, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 11-17-24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Katie Smith, 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 5/11/23.
Date

Affiant Signature

5/11/23
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 11 day of May, 2023.

Notary's Signature
My Commission Expires: 11-17-24

Notary's Seal (if on paper)

