Karen Johnson Davidson County
Batch# 1019881 DEEDWARR
06/28/2023 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20230628-0049108

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1138

WARRANTY DEED

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, the undersigned **Charles D. Collier and Joan F. Collier, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mitchel R. Davis and Elizabeth Clare Davis, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of A Plat of Phase Three of Devon Park, a Planned Unit Development of record in Plat Book 6900, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles D. Collier and wife, Joan F. Collier, as tenants by the entirety by Warranty deed from Zaring National Corporation of record in Book 7350, page 243, Register's Office for Davidson County, Tennessee, dated September 10, 1987 and recorded on September 11, 1987.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1629 Nottingham Place, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Mitchel R Davis 1629 Nottingham Place Nashville, TN 37221	Legacy Home Loans, LLC dba Steadfast Mortgage 1036 Stearman Dr. Ste. 6 White House, TN 37188	142-16-0A-124.00

WITNESS THE EXECUTION HEREOF this 20th day of June, 2023.

Charles D. Collier

Joan F. Collier

State of Tennessee)
County of Davidson)

On this 20th day of June, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charles D. Collier and Joan F. Collier, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/2026

ANGELA X. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 915,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of June, 2023.

Notary Public

My Commission Expires: 5/9/2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 June 27, 2023 (date of document).

Affiant Signature

June 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of June, 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