Name and Address of New Owner:
Thomas Kinnard
1707 21st Avenue North
Nashville, TN 37208

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 081-11-0-049.00

Karen Johnson Davidson County
Batch# 1021749 DEEDWARR
06/30/2023 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20230630-0050375

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cynthia J. Collins, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Kinnard,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 290, as shown on the map entitled J.M., T.J. and G.W. Harding's Plan, of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 290 fronts 50 feet on the westerly side of Estrella Street, now 21st Avenue North, and runs back between parallel lines with the northerly margin of an alley 158 feet to an alley in the rear.

Being the same property conveyed to Cynthia J. Collins, unmarried, by Warranty Deed from Albert W. Collins, unmarried, of record in Instrument No. 20140507-0038933 Register's Office for Davidson County, Tennessee, dated May 05, 2014 and recorded on May 07, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of June, 2023.

C. Jo B. Collins (SEAL)
Cynthia J. Collins

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 Cynthia J. Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2023.

STATE OF TENNESSEE NOTARY PUBLIC STEVEN PAUL DISSER COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of June, 2023.

Notary Public
My commission expires: 5.9.26

STATE OF TENNESSEE NOTARY PUBLIC MELISSA R SHAFFER COUNTY OF DAVIDSON

File No. GNT-23-2873

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.29.23.

Affiant Signature

6.29.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of June, 2023.

Notary Signature

My Commission Expires: 05/09/2026

MELISSA R SHAFFER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON