WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035587 DEEDWARR
08/07/2023 03 03 37 PM 2 pgs
Fees $13 00 Taxes $1,036 00

20230807-0061116

BS-DTR-23-362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-9-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
DTR Homes, LLC	**New Owner**	
(NAME)	(NAME)	**119-03-0-107 00**
4186 El Dorado St		
(ADDRESS)	(ADDRESS)	
Riverside, CA 92501		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFF CURTIS COLLETT, SINGLE AND GREG COLLETT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DTR HOMES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land situated in Davidson County, Tennessee

Lot 77, Plan of Glencliff Estates, Section 5,, as shown on plat of record in Plat Book 2133, Page 21, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land

Said Lot No 77 fronts 111 feet on the southeasterly side of Wimpole Drive and extends back 219 3 feet on the northeasterly line and 212 feet on the southwesterly line to a dead line, measuring 75 feet thereon

Being the same property conveyed to Clarence Collett by Warranty deed from Elizabeth W Keaton, by Judy Hudson Collins, her Power of Attorney of record in Book 10242, page 111, Register's Office for Davidson County, Tennessee, dated October 28, 1996 and recorded on October 30, 1996

Said Clarence Collett died testate His interest in the property vested at death in Jeff Curtis Collett and Greg Scott Collett as devisees under his duly probabted Last Will and Testament filed for Probate in Will Book 11, Page 501, Chancery Court of Gibson County, Tennessee, and of record in Instrument Number 20140303-0017806, Register's Office for Davidson County, Tennessee

Said property has never been the primary or marital residence of grantors

This conveyance is subject to
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 21, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2102, Page 339, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **362 Wimpole Drive, Nashville, Tennessee 37211**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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

Witness my/our hand(s) this the 31st DAY OF JULY, 2023

Jeff Curtis Collett

Jeff Curtis Collett

Greg Collett

Greg Collett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of July, 2023

William Grones

Notary Public
My Commission Expires 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission # 01GR0006371
Commission Expires 04/26/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of July, 2023

William Grones

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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212