Karen Johnson Davidson County
Batch# 1036097 DEEDWARR
08/08/2023 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $869.13
20230808-0061446

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $234,900.00

Affiant

Subscribed and sworn to before me, this 1 day of August, 2023.

Notary Public
My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Samuel Aikens **Tiffany Murphy-Aikens**	**Legacy Home Loans, LLC DBA**	**135-08-0A-5693.00CO**
693 Longhunter Ct	**1036 Stearman Drive, Suite 6**	
Nashville, TN 37217	**White House, TN 37188**	

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,

Erin Dias, Trustee of The Collins Family Trust

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

Samuel Aikens and Tiffany Murphy-Aikens, husband and wife

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 PropertyRegime as shown on the condiminium 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 Erin Dias, Trustee of The Collins Family Trust, by Warranty Deed from James A. Ladd, married and Courtney Collins and husband, Zach Collins, as joint tenants with right of survivorship, dated May 11, 2023, of record in Instrument No. 20230512-0035580, Register's Office for Davidson County, Tennessee.

Further 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.

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 Longhunter 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.

_____ Date: 8-1-23

The Collins Family Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The Collins Family Trust and that she is authorized by The Collins Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 1 day of August, 2023

_____
NOTARY PUBLIC

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-11-26

Certificate of Authenticity

I, _____, 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 _____.

Date

_____

Affiant Signature

_____

Date

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____, 20_____.

_____

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY