Karen Johnson Davidson County
Batch# 1037311 DEEDWARR
08/11/2023 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20230811-0062475

THIS INSTRUMENT PREPARED BY AND RETURN TO:
MHPS Title & Escrow
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
875,000.00

AFFIANT

Subscribed and sworn to before me, this 11th day of August, 2023

NOTARY PUBLIC
My Commission Expires: 5/5/2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Reed Collins 726 Brownlee Drive Nashville, TN 37205	New Owner	115-08-0-044

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED SEVENTY FIVE THOUSAND AND NO CENTS $875,000.00, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 11th day of August, 2023. The undersigned, **Bradley Hardesty, Trustee for Nancy L. Laska Revocable Trust dated April 22, 2021,** and hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Michael Reed Collins, a married person,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 384 on the Plan of West Meade Farms, Inc. Section "K" as of record in Book 2133, page 47, Register's Office for Davidson County, Tennessee. Said Lot No. 384 fronts 130 feet on the easterly margin of Brownlee Drive and extends back 334.3 feet on the Northerly line and 332.8 feet on the Southerly line to a dead line in the rear measuring 130 feet thereon.

Being the same property conveyed to Nancy L. Laska, Trustee of the Nancy L. Laska Revocable Living Trust, dated April 22, 2021, by Deed from Nancy L. Laska, an unmarried woman, dated 10/07/2021, recorded 10/11/2021, of recorded in Instrument Number 202110110136321, of the Public Records of Davidson County, Tennessee. Property Address: 726 Brownlee Drive Nashville, TN 37205.

This is improved property known as **726 Brownlee Drive, Nashville, TN 37205.**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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 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 whomever.

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.

This 11th day of August, 2023.

Bradley Hardesty, Trustee

Bradley Hardetsy,
Trustee for Nancy L. Laska Revocable Trust
Dated April 22, 2021

STATE OF ~~TENNESSEE~~ INDIANA)
COUNTY OF ~~DAVIDSON~~ Hamilton)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Bradley Hardesty, Trustee for Nancy L. Laska Revocable Trust dated April 22, 2021,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of August, 2023

Notary Public
My Commission Expires: 3/8/2024

CHRISTINA MORRIS
NOTARY PUBLIC-SEAL
HAMILTON COUNTY, INDIANA
MY COMM #678100
COMM EXPIRES: MARCH 8, 2024

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024