This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21494-DJ

Karen Johnson Davidson County
Batch# 1056118 DEEDWARR
10/02/2023 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20231002-0077126

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $605,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2023.

Notary Public
My Commission Expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cameron Collins and Camren Collins 264 Blackpool Dr. Nashville, TN 37211	New Owner	173-10-0C-056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cody Dwight and Jessica Dwight, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cameron Collins, and Camren Collins,** husband and wife, hereinafter called the Grantee(s), 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, being Lot No. 56 on the Plan of Phase Four, Delvin Downs of record in Instrument No. 20210203-0015652, 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 Cody Dwight and Jessica Dwight, husband and wife, by Warranty Deed from Capitol Homes, Inc., a Tennessee corporation, being dated June 10, 2022 and recorded June 16, 2022 in Instrument No. 20220616-0069151, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Capitol Homes, Inc., a Tennessee corporation, by deed from Blackstone Development, Inc., a Tennessee corporation, of record in Instrument No. 20211018-0139693, Register's Office for Davidson County, Tennessee, dated October 12, 2021 and recorded on October 18, 2021; further being the same property conveyed to Blackstone Development, Inc., a Tennessee corporation, by deed from Landcrest General Partnership, a Tennessee general partnership, of record in Instrument No. 20170619-0061139, Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 19, 2017. Also see Instrument of Correction in Instrument No. 20170630-0066144 correcting legal description.

This is ☒ improved or ☐ unimproved property located at: **264 Blackpool Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2023.

GRANTOR:

Cody Dwight

Jessica Dwight

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cody Dwight and Jessica Dwight, the within named bargainor(s), 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 at office this 29th day of September, 2023.

Notary Public
My Commission expires: 4/28/26

LARRY MARTIN LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 29, 23 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

Sept 29, 23

Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026