Karen Johnson Davidson County
Batch# 1057208 DEEDWARR
10/03/2023 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20231003-0077819

WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. EY-23-4974

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2023

Notary Public

MY COMMISSION EXPIRES: 05-09-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher A. Collins and Tamara Frazier Collins	New Owner	
(NAME)	(NAME)	033-03-0B-092.00-CO
103 Trailing Blossom Lane		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Charles Lawrence Smith and Emily Rebecca Smith FKA Emily Rebecca Mize, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristopher A. Collins and Tamara Frazier Collins, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 94 on the plan of Dry Creek Farms, Phase 2, Section 2, record in Instrument No. 20050825-0101280 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Lawrence Smith, an unmarried man and, Emily Rebecca Mize, an unmarried woman, tenants in common with rights of survivorship by Special Warranty deed from SPH Property One, LLC, a Delaware Limited Liability Company of record in Instrument No. 20200618-0063998 Register's Office for Davidson County, Tennessee, dated June 8, 2020 and recorded on June 18, 2020. ***Charles Lawrence Smith and Emily Rebecca Mize having since married. Emily Rebecca Mize is now known as Emily Rebecca Smith.***

This is property more commonly known as 103 Trailing Blossom Lane, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 29th day of September, 2023.

CHARLES LAWRENCE SMITH BY
John Y Hinton ATTORNEY IN FACT
Charles Lawrence Smith by John Hinton, his Attorney-In-Fact

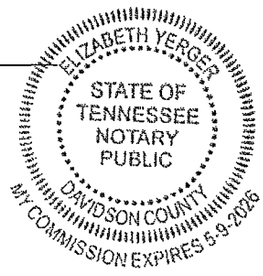
EMILY REBECCA SMITH BY
John Y Hinton ATTORNEY IN FACT
Emily Rebecca Smith by John Hinton, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named John Hinton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Charles Lawrence Smith and Emily Rebecca Smith, and that this instrument was executed on behalf of the said Charles Lawrence Smith and Emily Rebecca Smith for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith Instrument No. ___202310030077818_____ in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 29th day of September, 2023.

Elizabeth Yerger
Notary Signature
My commission expires:



Certificate of Authenticity

I, Holly K Mason, 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 9/27/23.

Holly K

Affiant Signature

10/2/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of October 2023

Jacqueline G Brown

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25