Karen Johnson Davidson County
Batch# 1063455 DEEDWARR
10/20/2023 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,808.30
20231020-0082548

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $759,000.00

Megan Pavlos
Affiant

Subscribed and sworn to before me this 19th day of October, 2023.

Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Matthew Collins and Katherine Collins 6013 Manor Place Brentwood, TN 37027	FirstBank 722 Columbia Avenue Franklin, TN 37064	160-12-0-203

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **E Storm Trosdal and Lynn Trosdal, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Matthew Collins and Katherine 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:

Being Lot No. 259 on the revised Plan of Phase 6, Hearthstone of record in Book 6900 Pages 254 and 255, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to E. Storm Trosdal and Lynn Trosdal, husband and wife, by deed from Joseph J. Bauer, Trustee of the Bauer 1995 Revocable Trust of record in Instrument No. 20100105-0000743, Register's Office for Davidson County, Tennessee, and dated December 29, 2009.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Hearthstone of record in Book 6900 Pages 254 and 255 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 5409, Page 485, Book 6917 Page 575, Book 7053 Page 982, and Book 9945 Page 958 in the official records of the Davidson County Register of Deeds.

4. Charter of Hearthstone Common Facilities Association of record in Book 6995 Page 646 Register's Office for Davidson County, Tennessee.

This property is improved property known as 6013 Manor Place, Brentwood, TN 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 18th day of October, 2023.

E Storm Trosdal

Lynn Trosdal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18 day of October, 2023, before me personally appeared E Storm Trosdal and Lynn Trosdal, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18 day of October, 2023.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202310200082548

True Copy Certification

I, **Pam Autry,** 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 this the 18th day of October, 2023.

Affiant Signature

Date 10/18/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19th day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

