Karen Johnson Davidson County
Batch# 1075492 DEEDWARR
11/27/2023 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20231127-0091554

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102, Nashville, TN 37212
File Number: 4-2414-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

McKenna Riggs
Affiant

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 21st day of November, 2023.

Brooke Hicks
Notary Public
My Commission Expires: 5-9-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Michael Reid and Jami Reid 3805 Kingswood Avenue Nashville, TN 37216	Canopy Mortgage LLC 360 Technology Ct. Ste. 200 Lindon, UT 84042	061 15 0 367.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Reed I. Collins and Sally K. Collins f/k/a Sally K. Fitzpatrick, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew Michael Reid and Jami Reid, 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, being the Southerly 25 feet of Lot No. 275 and the Northerly 50 feet of Lot No. 276, on the plan of Inglewood Place, as of record in Plat Book 332, Page 101, Register's Office for said County.

Said parts of said Lots Nos. 275 and 276 front together 75 feet on the Westerly side of an unnamed street and run back between parallel lines 182.4 feet to a dead line.

Being the same property conveyed to Reed I. Collins, An Unmarried Man and Sally K. Fitzpatrick, An Unmarried Woman, As Tenants In Common with Rights of Survivorship, by Warranty Deed from Jacob Wolczyk, Married, of record in Instrument No. 20150616-0057097, in the Register's Office of Davidson County, Tennessee, dated June 10, 2015, and recorded on June 16, 2015.

This is improved property located at: **3805 Kingswood Avenue, Nashville, TN 37216**.

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 21st day of November, 2023.

GRANTOR:

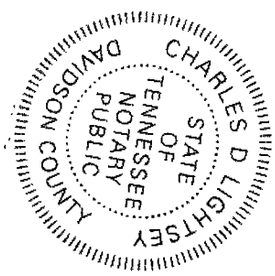
Reed I. Collins

Sally K. Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reed I. Collins and Sally K. Collins, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of November, 2023.



Notary Public
My Commission expires: 3/3/26

202311270091554

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **November 21, 2023** (date of document).

Affiant Signature

November 27, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 27th day of November, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25