Karen Johnson Davidson County
Batch# 1096128 DEEDWARR
01/31/2024 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240131-0006644

2024-0046

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-88

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of January, 2024

Notary Public

Commission Expires: 8/15/27

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Devon Collins and Shelby Martin 6020 Cortez Court Hermitage, TN 37076	New Owner	086-02-0-022.00

WARRANTY DEED

FOR AND IN 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,
Keith Waller and Angela Waller, husband and wife
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Shelby Martin, an unmarried woman and Devon Collins, an unmarried man, as tenants in common with right of survivorship,
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 Lot No. 102 on the Plan of Dodson Heights, of record in Book 2900, Page 113, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 65 feet on the Southerly side of Cortez Court and extends back 124 feet on the Westerly line and 120 feet on the Easterly line to a dead line measuring 52.8 feet thereon.

Being the same property conveyed to Stella J. Askins, unmarried by Warranty Deed from James C. Ferguson and wife, Joyce L. Ferguson of record in Book 6415, page 929, Register's Office for Davidson County, Tennessee, dated October 26, 1984 and recorded on October 31, 1984. The said Stella J. Askins having died on or about June 6, 2022.

Being the same property conveyed to Keith Waller and Angela Waller, husband and wife by Executor Deed Deed from Mark King, Executor of the Estate of Stella Mae Askins of record in Instrument No. 20230925-0074824 Register's Office for Davidson County, Tennessee, dated September 19, 2023 and recorded on September 25, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6020 Cortez Court, Hermitage, TN 37076

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 so 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.

Dated this the 26th day of January, 2024.

Keith Waller

Angela Waller

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner
JB

On this 26th day of January, 2024, before me personally appeared Keith Waller and Angela Waller, 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 26th day of January, 2024.

Notary Signature
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 1/26/24 (date of document).

Affiant Signature

1/30/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON