WARRANTY DEED

Karen Johnson Davidson County
Batch# 1103373 DEEDWARR
02/21/2024 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20240221-0012012

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2024

Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brian Scott Elliott	New Owner	42-11-B-55
(NAME)	(NAME)	
607 Colony Trace Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20240053

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, **Judy McCollum Tullis, Trustee of The Charles W. McCollum Trust**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Brian Scott Elliott**, 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: * unmarried man

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. 607 on the plan of Heritage Village Condominiums, created under Title 66, Sec. 27-101, et seq as amended, Tennessee Code Annotated and as established by the Master Deed of record in Book 4758, page 179; amended in Book 4808, page 829; Book 5102, page 383 and Book 6380, page 989 and further supplemented and amended by instrument of record in Book 6484, page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the Plat of Heritage Village Condominiums set forth as Exhibit A of said Supplement and Amendment to the Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Charles McCollum, married by Warranty Deed from William A. Brandon, unmarried dated October 15, 1998 and filed of record in Book 11159, page 166, Register's Office for Davidson County, Tennessee. The said Charles McCollum died testate a citizen and resident of Davidson County, Tennessee on or about 01/12/2004, and under the terms of his Will, which Will is of record in Docket No. 04P-284, Seventh Circuit Court of Davidson County, Tennessee. Pursuant to terms of Will, Judy McCollum Tullis, Executrix for the Estate of Charles McCollum conveyed subject property to Judy McCollum Tullis, Trustee of Rickey W. & Frances H. McCollum Trust in Quitclaim Deed dated December 21, 2009 and filed of record in Instrument No. 20091221-0115692, said Register's Office. Said property was further conveyed to Judy McCollum Tullis, Trustee of the Charles W. McCollum Trust by Quitclaim Deed correcting erroneous vesting filed of record in Instrument No. 20120705-0059160, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 607 Colony Trace Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of February, 2024

The Charles W. McCollum Trust

BY: Judy McCollum Tullis, Trustee
Judy McCollum Tullis
Trustee

STATE OF LOUISIANA)
COUNTY OF Caddo)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Judy McCollum Tullis, Trustee of The Charles W. McCollum Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th of February, 2024.

Notary Public
My Commission Expires: upon death

MELISSA T. EAVES
NOTARY PUBLIC
NOTARY # 59874
STATE OF LOUISIANA
PARISH OF CADDO

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 2/8/24 (date of document).

Affiant Signature

2/16/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of February, 2024

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

