RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson
Batch # 1106904
03/04/2024 09:36:20 AM
Fees: $13.00 Taxes: $2,656.60

Davidson County
DEEDWARR
2 pgs

20240304-0014666

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $718,000.00

Affiant

Subscribed and sworn to before me, this 1 day of MARCH, 2024.

Notary Public
My commission expires: 11-8-27

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
John David Maxwell	OWNER	**155120B00400CO**
612 Collinscrest Ct		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Britt Herron and Katherine Herron, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John David Maxwell, a unmarried man

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. 4, Plan of Collins Crest Subdivision, of record in Instrument No. 20060105-0001456, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Britt Herron and wife, Katherine Herron, by Warranty Deed from Deana M Brooks, unmarried, and Eugene H Brooks and wife, Sandra Marie Brooks, dated March 2, 2011, of record in Instrument No. 20110304-0017415, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property known as 612 Collinscrest Ct, Nashville, TN 37221.

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 in 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.

Britt Herron Date: 2/28/24

Katherine Herron Date: 2/28/24

STATE OF Texas

COUNTY OF Comal

Personally appeared before me, a Notary Public of said County and State, Britt Herron and Katherine Herron, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 3/26/25

ERICA VOGEL
Notary ID #133003337
My Commission Expires
March 26, 2025