Karen Johnson Davidson County
Batch# 1121091 DEEDWARR
04/10/2024 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $4,384.13
20240410-0025312

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249198 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,184,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 1st day of April, 2024. Notary Public My Commission Expires: _____

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 7, 2027

WARRANTY DEED

38115

THIS INDENTURE, made this 29 day of ~~April~~ March, 2024, among:

DALE L. COLLIE AND PAMELA D. COLLIE, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KERRIE M REED, unmarried

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 105, as established by the Master Deed of The Poston at The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061. and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking spaces numbered 303A and 303B, and Storage Unit No. 4 on P2 Lower Level Garage as set forth in said Master Deed.

Being the same property conveyed to Dale L. Collie and Pamela D. Collie, husband and wife by deed from Jon M. Johnson and Linda H. Johnson, husband and wife, dated July 15, 2021, of record in Instrument No. 20210716-0095802, as corrected with Scrivener's Affidavit Instrument No. _20240410002531l__, Register's Office for Davidson County, Tennessee.

Being commonly known as 3000 Poston Avenue, #105, Nashville, TN 37203.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Dale L. Collie

Pamela D. Collie

State of Arizona
County of Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Dale L. Collie and Pamela D. Collie**, the within named bargainor(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 and official seal this 29th day of March, 2024.

Notary Public
My Commission Expires: 2.18.2026

CLYDE M HUBBARD JR.
Notary Public - Arizona
Maricopa County
Commission # 620019
My Comm. Expires Feb 18, 2026

Owner Name & Property Address:

Name: ~~Dale L. Collie~~ Kerrie M. Reed
Address: ~~3000 Poston Ave #105~~ 3000 Poston Ave # 105
City, State, Zip: ~~Nashville, TN 37203~~ Nashville, TN 37203

Tax ID: 104-02-2A-105.00

Responsible Party For Taxes:

Name: ~~Dale L. Collie~~ Kerrie M. Reed
Address: ~~3000 Poston Ave #301~~ 3000 Poston Ave # 105
City, State, Zip: ~~Nashville, TN 37203~~ Nashville, TN 37203

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/29/24 (date of document).

Affiant Signature

3/29/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of March, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

