Karen Johnson Davidson County
Batch# 1141206 DEEDWARR
05/31/2024 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240531-0040504

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.9.2026
(AFFIX SEAL)

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No.: 24-CD-230

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gladys P Angel	New Owner	106050A00900CO
(NAME) 24138 Vecchio	(NAME)	
(ADDRESS) San Antonio, Tx 78260	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Sixty-Five Thousand And No/100 Dollars ($565,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STEPHEN COLLINS AND DANA ELIZABETH COLLINS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GLADYS ANGEL, A MARRIED WOMAN, 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:

Being Unit 9 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151204-0122320 and as corrected in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Stephen Collins and Dana Elizabeth Collins by Warranty Deed from Stephen M. Pusey and Gail V. Pusey, Trustees of The Moss Rose Tennessee Community Property Trust U/T/A dated April 15, 2022, dated May 1, 2023, recorded May 2, 2023, of record in Instrument No. 20230502-0032327, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Trustees of the Moss Rose Tennessee Community Property Trust u/t/a dated April 15, 2022, by Warranty Deed, from Stephen M. Pusey and Gail V. Pusey, husband and wife, dated April 15, 2022, recorded April 21, 2022, of record in Instrument No. 20220421-0046454, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 210 Walden Village Lane, Nashville, TN 37210
(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 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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 24 day of May, 2024.

Stephen Collins

Dana Elizabeth Collins

Dana Elizabeth Collins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state Stephen Collins and Dana Elizabeth Collins, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 24 day of May, 2024.

Notary Public

My Commission Expires: July 06, 2027

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-06-2027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 May 24, 2024 (date of document)

Regina Sullo

Affiant Signature

May 31, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 31st day of May, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202405310040504