Karen Johnson
Batch # 1152347
06/28/2024 10:37:53 AM
Fees: $13.00 Taxes: $2,016.50
Davidson County
DEEDWARR
2 pgs
20240628-0048646

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240647963

NATIONAL POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

STATE OF TENNESSE
COUNTY OF DAVIDS

The actual consideration [illegible]
for this transfer is: $545,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2024.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harrison Tate 5036 Regent Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 146 11 0 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Wade Collins and Meredith Katlyn Bullock, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Harrison Tate, a single man,** ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of SECTION ONE REVISED, CRIEVE HALL ESTATES, as of record in Plat Book 1835, Pages 122 thru 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Wade Collins, Unmarried, by Warranty Deed from Pinnacle National Bank, Trustee of the 1995 Evergreen Trust u/a/w Eddie W. Redmon f/b/o Wes Redmon, of record in Instrument No. 20110504-0034230, in the Register's Office of Davidson County, Tennessee, dated May 02, 2011 and recorded on May 04, 2011.

Meredith Katlyn Bullock joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of David Wade Collins.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, nit yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE REVISED, CRIEVE HALL ESTATES, as recorded in Plat Book 1835, Page(s) 122 to 124.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2046, Page 88 and Book 2396, Page 437.

This is improved property located at 5036 Regent Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2024.

David Wade Collins

Meredith Katlyn Bullock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Wade Collins and Meredith Katlyn Bullock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024