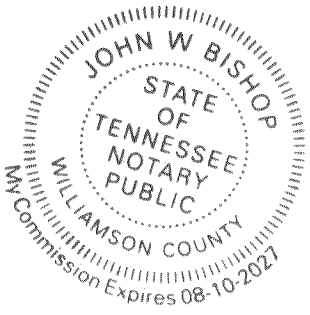
Karen Johnson Davidson County
Batch# 1161371 DEEDWARR
07/24/2024 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20240724-0056012

WARRANTY DEED



STATE OF _____
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2024.

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
126 Kedron Parkway, Spring Hill, TN 37174

File No.: ST24-060432

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zachary Levine	Ameris Bank	
(NAME)	(NAME)	
2121 Sherbrooke Lane	1850 Parkway Place #400	180-04-0A-097.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Marietta GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($605,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TRACY JEAN COLLOM, TRUSTEE OF THE TRACY JEAN COLLOM REVOCABLE TRUST DATED FEBRUARY 11, 2014**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY LEVINE, AN 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. 165 on the Plan of Section Four, Highland Creek, of record in plat Instrument No. 20020830-0105354, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tracy Jean Collom, Trustee of the Tracy Jean Collom Revocable Trust dated February 11, 2014 by Warranty Deed from William L. Wood and Gayle L. Wood, husband and wife, dated 09/18/2017, of record in Instrument No. 20170919-0095833, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments,

covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2121 Sherbrooke Lane, Nashville, TN 37211
(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.

Witness my/our hand(s) this the 23rd day of July, 2024

Tracy Jean Collom, Trustee of the Tracy Jean Collom Revocable Trust dated February 11, 2014

BY: _____
Tracy Jean Collom
Trustee

STATE OF
COUNTY OF DAVIDSON

On this the 23rd day of July, 2024, before me personally appeared Tracy Jean Collom, Trustee of the Tracy Jean Collom, Trustee of the Tracy Jean Collom Revocable Trust dated February 11, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd day of July, 2024.

_____
Notary Public

My Commission Expires: 9.21.27

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 23 day of July, 2024.

Affiant Signature

Date 7/23/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027