WARRANTY DEED

SAEDRA BYARD NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Montgomery SFS
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00

DR
AFFIANT

SUBSCRIBED AND ~~SWORN TO ME~~ ON ~~08/01/2024~~

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-14-25

Karen Johnson
Batch # 1166932
08/06/2024 10:59:57 AM
Fees: $13.00 Taxes: $1,036.00

Davidson County
DEEDWARR
2 pgs

20240806-0059807

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-12222-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Bailey Collinson	Bailey Collinson	044-14-0-016.00
232 Martingale Drive	232 Martingale Dr	
Old Hickory, TN 37138	Old Hickory, TN	37138

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jerrell R. Voorhees, Jr, A Single Man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bailey Collinson, An unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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. 232, Block 4 on the Plan of Cumberland Terrace Subdivision, Part 1 of record in Plat Book 1424, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerrell R. Voorhees, Jr., single man by Warranty Deed from Jane Elizabeth Greene, single of record in Instrument No. 20171010-0103941 Register's Office for Davidson County, Tennessee, dated October 06, 2017 and recorded on October 10, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 232 Martingale Drive Old Hickory, TN 37138

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 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.

Witness my hand on August 1, 2024}.

Jerrell R. Voorhees, Jr

STATE OF Vermont

COUNTY OF Washington

Personally appeared before me, a Notary Public of said County and State, Jerrell R. Voorhees, Jr, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 1, 2024.

DARLEEN ANNA JOHNSON
Notary Public - State of Vermont
Commission # 157.0003551
My Commission Expires Jan 31, 2025

Notary Public Darleen Anna Johnson

My Commission Expires: Jan 31 2025

File #: 2024-12222-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027