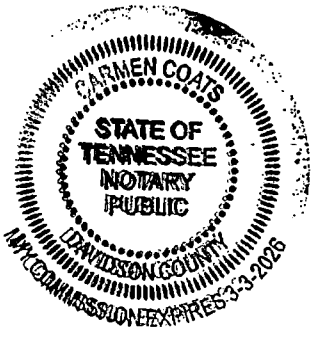
WARRANTY DEED



This area for recording stamp

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2024

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

Karen Johnson
Batch # 1182247
09/16/2024 03:40:23 PM
Fees: $13.00 Taxes: $1,228.40

Davidson County
DEEDWARR
2 pgs

20240916-0071486

MST 2024-1175

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Emmanuel Kwadwo Blackson and Blackson Adusei	MORTGAGE INVESTORS GROUP	141-06-0D-126.00-CO
(NAME)	(NAME)	
3253 Harpeth Springs Drive	8320 EAST WALKER SPRINGS LN STE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joshua Collins, Administrator of the Estate of Heidi Collins,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emmanuel Kwadwo Blackson, an unmarried person and Blackson Adusei, an unmarried person,** 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 Unit No. 126 on the Plan of Horizontal Property Regime Private Element Plat, Riverbridge Community, a planned unit development, of record in Plat at Instrument No. 20030213-0019999, 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 Heidi Collins, unmarried by Warranty Deed from Karen S. Rochelle n/k/a Karen Rochelle Batten of record in Instrument No. 20151021-0106938 Register's Office for Davidson County, Tennessee, dated October 16, 2015 and recorded on October 21, 2015. The said Heidi Collins since died on November 19, 2023. Order approving sale of said property in Case No. 24P263 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division devised Joshua Collins the Administrator of the Estate.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20030213-0019999, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of record as Instrument Number 20020709-0082561, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016032, Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee. By Laws of record in Instrument Number 20030218-0020987, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20021217-0155374, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA of record in Instrument Number 20030303-0027398, in the Register's Office for Davidson County, Tennessee. Right of Way Easement for Nashville of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee. Charter of Riverbridge Community HOA of record in Instrument Number 20030218-0020986, in the Register's Office for Davidson County, Tennessee. Harpeth Valley Utility Easement of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee. Ingress and Egress to Cemetery Easement of record in Instrument Number 20020912-0110994, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 3253 Harpeth Springs Drive, Nashville, TN 37221
(House Number) (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 30th DAY OF AUGUST, 2024.

Heidi Collins, Estate by Joshua Collins, Administrator

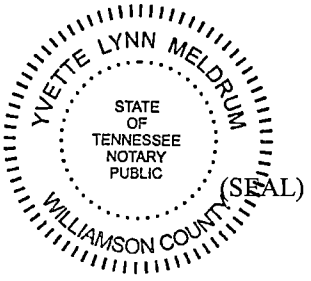
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Joshua Collins, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Administrator of The Estate of Heidi Collins, the within named bargainor, as Administrator so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the her name as Administrator of said Estate.

Witness my hand and official seal at office, this 30th day of August, 2024.

Notary Public

My commission expires: 8-12-2028



(SEAL)