THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$261,000.00**. _____ **Affiant** Subscribed and sworn to before me, this **22nd day of January, 2025.** _____ **Notary Public** **My commission expires:** _____

Karen Johnson Davidson County
Batch# 1228887 DEEDWARR
01/22/2025 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $965.70
20250122-0005119

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Collins **308 Thunder Place** **Hermitage, TN 37076**	**New Owner**	**064-12-0A-308.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Amanda Wilmoth, a single woman, and Robin Joan Wilmoth, a single woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Joseph Collins, an unmarried man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 308, on the Plan of Fox Run, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as established by the Master Deed of record in Book 5513, Page 713; as corrected in Book 5895, Page 516, Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Page 95, and as shown on the plan of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Wilmoth, a single woman and Robin Joan Wilmoth, a single woman by Warranty Deed from James D. Cline and Susan J. Cline, husband and wife of record in Instrument No. 20150713-0067436 Register's Office for Davidson County, Tennessee, dated July 08, 2015 and recorded on July 13, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **308 Thunder Place, Hermitage, TN 37076**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **308 Thunder Place, Hermitage, TN 37076**.

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 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/our hand(s) this **22nd day of January, 2025.**

Robin Joan Wilmoth

Amanda Wilmoth

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22nd day of January, 2025, before me personally appeared Robin Joan Wilmoth and Amanda Wilmoth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of January, 2025.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 01/22/25 (date of document).

Affiant Signature

01/22/25
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 22nd day of January, 2025

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL