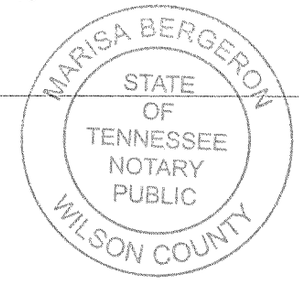
Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-46



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of January, 2025

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Collie, V 430 E 7th St Durango, CO 81301	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	119-05-0-068.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Nathaniel Kincy and Molly Kincy, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Collie, V, 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. 13 on the Plan of W.F. Davis Subdivision of Block No. 22 of Cumberland Nurseries, a plan of which subdivision is record in Book 332, Page 25, in the Register's Office for said County.

Said Lot No. 13 fronts 78 feet on the North side of Elberta Street and extends bank between parallel lines 238 feet to a 20 foot alley.

Being the same property conveyed to Nathaniel Kincy and Molly Kincy, husband and wife by Warranty Deed from Vester B. Simpson, Jr., married of record in Instrument No.

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1231227 DEEDWARR
01/29/2025 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250129-0006752

20170426-0041114 Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on April 26, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 208 Elberta Street, Nashville, TN 37210

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 so 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.

Dated this the 24th day of January, 2025.

Nathaniel Kincy

Molly Kincy

STATE OF TENNESSEE
COUNTY OF WILSON

On this 24th day of January, 2025, before me personally appeared Nathaniel Kincy and Molly Kincy, 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 24th day of January, 2025.

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: October 25, 2026

WARRANTY DEED

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 24 day of January, 2025.

Affiant Signature

Date 1/24/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of January, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028