THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** Karen Johnson Davidson County Batch# 1243214 DEEDWARR 03/05/2025 03:34:30 PM 3 pgs Fees: $18.00 Taxes: $1,341.25 20250305-0016746	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$362,500.00**. **Affiant** Subscribed and sworn to before me, this **3rd day of March, 2025**. **Notary Public** **My commission expires:** AMANDA CARDENAS Notary Public, State of Texas Comm. Expires 05-20-2026 Notary ID 133772791

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FREO PROGRESS **PO Box 4090** **Scottsdale AZ 85261**	FREO P.O. Box 4090 Scottsdale AZ, 85261	**064 16 0D 156.00** 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, **Jamila Collins, an unmarried woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **FREO PROGRESS LLC, a Delaware Limited Liability Company**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Number 304 on the Plan of TRUXTON PARK, SECTION THREE, of record in Instrument Number 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jamila S. Collins, unmarried, by Quitclaim Deed from Jamela S. Hughes, married (nka Jamila S. Collins), of record in Instrument No. 20130102-0000296, in the Register's Office of Davidson County, Tennessee, dated December 21, 2012 and recorded on January 02, 2013.

Being the same property conveyed to Jamela S. Hughes, married, by Warranty Deed from Rosanna Carroll Spencer, unmarried, of record in Instrument No. 20070814-0096986, in the Register's Office of Davidson County, Tennessee, dated August 09, 2007 and recorded on August 14, 2007.

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 **2432 Pleasant Springs Lane, 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 **3rd day of March, 2025.**

Jamila Collins

Jamila Collins

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 3rd day of March, 2025, before me personally appeared Jamila Collins, 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 3rd day of March, 2025.

Jacqueline G Brown

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202503050016746

Tennessee Certification of Electronic Document

I, Title Company, 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 3/5/2025 (date of document).

Affiant Signature

3/5/2025

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 5 day of March, 2025.

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05-20-2026
Notary ID 133772791

Notary's Signature

MY COMMISSION EXPIRES: 5.20.2026

NOTARY'S SEAL