Karen Johnson Davidson County
Batch# 1263045 DEEDWARR
04/22/2025 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20250422-0030654

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-27-2027

(AFFIX SEAL)

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 12-27-2027

G-SR-25-119

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

38632

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Madolyn Dyer	Same As New Owner	
(NAME)	(NAME)	160-15-0A-031.00-CO
119 Hearthstone Manor Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JACK THOMAS COLLIER, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER MADOLYN DYER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 31, as shown on the Map entitled Condominium Site Plan, Phase II, Hearthstone Manor Subdivision, of record in Plat Book 6200, page 144, as amended in Book 6250, Page 492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jack Collier, married by Warranty Deed from Kathleen Rock, unmarried of record in Instrument No. 20220616-0068823 Register's Office for Davidson County, Tennessee, dated June 14, 2022 and recorded on June 16, 2022.
Vanessa Serenelli, spouse of Jack Collier joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 144, as amended in Plat Book 6250, Page 492, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plan of record in Plat Book 6200, Page 642, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6424, Page 839, amended in Book 6582, Page 154, Book 6600, Page 3, Book 6884, Page 251, Book 6916, Page 230, as re-recorded in Book 7393, Page 749, Book 7398, Page 907, Book 7398, Page 749, Book 7403, Page 563, Book 11404, Page 149 and amended and restated in Instrument No. 20060510-0054690, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7403, Page 568, as amended in Instrument No. 20080624-0064983, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 11749, Page 481, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6437, Page 852, as amended in Book 7679, Page 16 and Book 7769, Page 494, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for common areas of record in Book 6582, Page 158, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage of record in Book 11651, Page 270, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Instrument Number 20050927-0115974, in the Register's Office for Davidson County, Tennessee.
- Any and all matters as being set out in Warranty Deed of record in Instrument No. 20220616-0068823 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office, Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **119 Hearthstone Manor Circle, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17th DAY OF APRIL, 2025.

Jack Thomas Collier

Jack Thomas Collier

Vanessa Serenelli

Vanessa Serenelli

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK THOMAS COLLIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VANESSA SERENELLI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, George Mudter, 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 April 17, 2025 (date of document).

Affiant Signature

4/21/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027