Warranty Deed

Karen Johnson
Batch # 1284707
06/16/2025 11 16 55 AM
Fees $13 00 Taxes $2,715 87

20250616-0046769

Davidson County
DEEDWARR
2 pgs

BRANYAN CITY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $734,020 00

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2025

Notary Public

My commission expires: 03-16-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BG-FK-25-931

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers.
James Blake Bowman Katherine Margaret Green	Guild Mortgage Company	118-05-0-203 00
931 Battlefield Drive	5887 Copley Drive	
Nashville, TN 37204	San Diego, CA 92111	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CUMBERLAND TRUST AND INVESTMENT COMPANY, SUCCESSOR TRUSTEE OF THE PETER JULIAN ALEXANDER COLLINS REVOCABLE TRUST DATED SEPTEMBER 13, 2017, AS AMENDED AND RESTATED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES BLAKE BOWMAN, A SINGLE MAN AND KATHERINE MARGARET GREEN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of A Resubdivision of Lot Number Three of Block "F" on the Plan of Battlefield Estates, as of record in Plat Book 4885, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Peter Julian Alexander Collins, Unmarried by Warranty Deed from Alfredo J. Zuniga, married of record in Instrument No. 20040607-0066527 Register's Office for Davidson County, Tennessee, dated May 27, 2004 and recorded on June 07, 2004.

Being the same property conveyed to Peter Julian Alexander Collins, Trustee of the Amended and Restated Peter Julian Alexander Collins Revocable Trust by Quitclaim Deed from Peter Julian Alexander Collins, unmarried of record in Instrument No. 20240620-0046394 Register's Office for Davidson County, Tennessee, dated June 19, 2024 and recorded on June 20, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 931 Battlefield Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of June, 2025.

Peter Julian Alexander Collins Revocable Trust dated September 13, 2017
By: Cumberland Trust and Investment Company, Successor Trustee

By: _____
Avery Oaks, Vice President & Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Avery Oaks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President & Trust Officer of Cumberland Trust and Investment Company, Successor Trustee of the Peter Julian Alexander Collins Revocable Trust dated September 13, 2017, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of June, 2025.

_____
Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026