Karen Johnson Davidson County
Batch# 1289027 DEEDWARR
06/24/2025 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20250624-0049329

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of June, 2025.

(Affix Seal) Notary Public

My Commission Expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

2025-05-2970

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William R. Jones, IV 170 Woodmont Boulevard Nashville, TN 37205	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Map/Parcel 116-04-0-014.01

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Benjamin Lamar Collins and Stephanie Collins, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **William R. Jones, IV, a single man,** hereinafter called the GRANTEE, his heirs 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, being the Southerly one-half of Lot No. 107 on the Plan of Kenner-Mannor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said Southerly one-half of Lot No. 107 fronts 50 feet on the Easterly side of Woodmont Avenue, or Woodmont Boulevard, and runs back between parallel lines 200 feet to the West line of Lot No. 60.

Being the same property conveyed to Benjamin LaMar Collins and Stephanie Collins, husband and wife by Warranty Deed from Gania Clayton, unmarried of record in Instrument No. 20191212-0128136 Register's Office for Davidson County, Tennessee, dated December 09, 2019 and recorded on December 12, 2019.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 170 Woodmont Boulevard, Nashville, TN 37205.

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, his heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind themselves, their heirs and assigns, to

warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 20 day June, 2025.

Benjamin LaMar Collins

Stephanie Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of June, 2025, before me personally appeared Benjamin LaMar Collins and Stephanie 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 20th day of June, 2025.

Notary Signature
My commission expires:
11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

True Copy Certification

I, **Denise Woods,** 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 20th day of June, 2025.

Denise Woods
Affiant Signature
Date 6/20/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20th day of June, 2025.

Megan Paulus
Notary's Signature
MY COMMISSION EXPIRES: _____

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026