WARRANTY DEED

Karen Johnson Davidson County
Batch# 1305641 DEEDWARR
08/04/2025 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250804-0061325

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/24/27
(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1187

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jack and Isabella Summerlin	Jack and Isabella Summerlin	034-07-0B-031.00-CO
(NAME)	(NAME)	
2537 Val Marie Drive	2537 Val Marie Drive	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thousand And No/100 Dollars ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MALLORY S. COLLINS AND JARED COLLINS,WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACK SUMMERLIN AND ISABELLA ROSE SUMMERLIN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 31 on the Plan of Cluster-Lot Subdivision of Enclave at Twin Hills of record in Plat at Instrument No. 20071221-0146647 and Plat at Instrument No. 20080117-0005451, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mallory Shea Perkins, an Unmarried Woman and Jarad Collins, an Unmarried man by Warranty Deed from Norfolk Homes of Nashville, Inc. of record in Instrument No. 20150504-0040080, Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 04, 2015.

Being the same property conveyed to Mallory S. Collins and Jared Collins, Wife and Husband, as joint tenants with right of survivorship by Quitclaim Deed from Mallory S. Collins, f/k/a Mallory Shea Perkins, and Jared Collins, Wife and Husband of record in Instrument No. 20220126-0009239, Register's Office for Davidson County, Tennessee, dated July 07, 2021 and recorded on January 26, 2022.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 2537 Val Marie Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness our hands this 31st day of July, 2025.

Mallory S. Collins

Jared Collins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 31st day of July, 2025, before me personally appeared Mallory S. Collins and Jared 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, Krystal Schuster, 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 7/31/25.

Date

Affiant Signature

7/31/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of July, 2025.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)