This Instrument Prepared by.
Kane & Crowell, PLLC
133 S College St.
Lebanon, TN 37087
615-784-4800

From information furnished by the parties

Karen Johnson
Batch # 1306288
08/06/2025 08 41 27 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250806-0062305

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Janice Dillard

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

MARANEE STOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Sworn to and subscribed before me,
this the 30th day of July, 2025

Maranee Stowell

Notary Public
My Commission Expires: 6-3-29

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ANGEL KANE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO.	MAP AND PARCEL.
Ted Allison Collins, Trustee of the Collins Family Trust dated May 24, 2023, and any amendments thereto. 262 Maple St. Madison, TN 37115	Ted Alison Collins, Trustee of the Collins Family Trust dated May 24, 2023, and any amendments thereto 262 Maple St Madison, TN 37115	043-13-0-178.00

FOR NO MONETARY CONSIDERATION, I, **Ted Allison Collins**, by these presents do hereby quitclaim and convey all my right, title, and interest unto **Ted Allison Collins, Trustee of the Collins Family Trust, dated May 24th, 2023 and any amendments thereto,** in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No. 17, Block F on the Plan of Forest Park Subdivision at Madison of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Ted A. Collins, an unmarried man, by Warranty Deed from Brandy Word Stanton and Brend Stanton of record in Instrument No 20240327-0021399 Register's Office for Davidson County, Tennessee, dated March 26, 2024 and recorded on March 27, 2024

This conveyance was made subject to any and all applicable governmental and/or zoning regulations, and all matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

This property more commonly known at 262 Maple Street, Madison TN 37115.

Witness by my hand this the 30th day of July, 2025.

Ted A. Collins

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

On the 30th day of July, 2025, personally appeared before me, **Ted A. Collins**, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that he executed the same by his own free act and deed.

Witness by my hand and official seal

MARANEE STOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public
My Commission Expires: 6-3-29