Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-C-25-561

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1310014 DEEDWARR
08/14/2025 08:25:27 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20250814-0064655

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $850,000.00

Affiant

Subscribed and sworn to before me, this 11 day of August, 2025.

Notary Public
My Commission Expires: 7-2-29

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Ana Maria Collins 561 Croley Drive, Nashville, TN 37209	FirstBank 722 Columbia Avenue Franklin, TN 37064	Tax Parcel ID No. 090-12-4K-001-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua Boyd and Nicole Boyd, husband and wife** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANA MARIA COLLINS, A SINGLE WOMAN** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit 561A of The Homes at 561 Croley Drive, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in that Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Homes at 561 Croley Drive, of record Instrument No. 20250617-0047555 Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to GARY L. CLOUSE, JR. AND WIFE. TRACY L. CLOUSE, by deed from EVA L. INMAN, UNMARRIED, of record in Book 8807, Page 713, dated December 4, 1992, said Register's Office.

Being the same property conveyed to Joshua Boyd and and wife Nicole Boyd, husband and wife by Deed dated May 14, 2021 from Gary L. Clouse Jr., and wife Tracy L. Clouse, recorded May 18, 2021, in Instrument Number 202105180067229, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **561 Croley Drive, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of August, 2025.

Joshua Boyd

Nicole Boyd

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **Joshua Boyd and Nicole Boyd** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of August 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____