Karen Johnson Davidson County
Batch# 1316465 DEEDWARR
08/29/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250829-0069257

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-3969

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Montgomery (as)

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

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th (28) day of August, 2025

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Diego Alfonso Guzman, Jose Guzman Avalos, and Josue Alexander Guzman Guzman 348 Melpar Drive Nashville, TN 37211	Lending Hand Mortgage, LLC 510 Lentz Drive Madison, TN 37115	148-13-0-010.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Shirley Kay Collins, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Diego Alfonso Guzman Guzman, a single person, Jose Guzman Avalos, a married person and Josue Alexander Guzman Guzman, a single person as tenants in common,

HEREINAFTER CALLED THE GRANTEES, 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. 381 on the Plan of Fairlane Park, Section 3, as of record in Book 2331, page 145, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a mere complete and accurate legal description.

Being the same property conveyed to Steven E. Collins and wife, Shirley K. Collins by Warranty Deed from Albert T. Redmond and wife, Faye M. Redmond of record in Book 5973, Page 351, Register's Office for Davidson County, Tennessee, dated November 26, 1982 and recorded on December 06, 1982.

Being the same property conveyed to Shirley Kay Collins by Quitclaim Deed from Steven E. Collins of record in Book 9824, Page 358, Register's Office for Davidson County, Tennessee, dated September 11, 1995 and recorded on October 11, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 348 Melpar Drive, Nashville, TN 37211

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 so 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.

Dated this the 20th day of August, 2025.

Shirley Kay Collins

Shirley Kay Collins

STATE OF TENNESSEE
COUNTY OF Williamson TCW

On this 20th day of August, 2025, before me personally appeared Shirley Kay 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 19th day of August, 2025.

Notary Signature
My commission expires: 5.10.27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 August 20th 2025.

Affiant Signature – Joshua A. Terry

August 25th 2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on August 25th 2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27