THIS INSTRUMENT PREPARED BY:

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

Karen Johnson
Batch # 1333870
10/15/2025 10 36 55 AM
Fees $13 00 Taxes $1,739 00

Davidson County
DEEDWARR
2 pgs

20251015-0082025

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $470,000.00

Affiant

Subscribed and sworn to before me, this 14th day of October, 2025.

Notary Public
My Commission Expires: 3/7/26

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Stephen W. Collings and Melissa Robin Collings 3445 Cobble Street Nashville, TN 37211	New Owner	Tax Parcel ID No. **172-12-0B-315-00**

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, **ASHLEY MARTIN AND ROSS MARTIN, WIFE AND HUSBAND,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **STEPHEN W. COLLINGS AND MELISSA ROBIN COLLINGS, HUSBAND AND WIFE,** (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 Lot No. 526, as shown on the map entitled Plan of Section Thirteen, Bradford Hills, of record in Plat Book 7900, page 6, amended in Plat Book 7900, page 661, Register's Office for Davidson County, Tennessee , to which plan reference is hereby made for a more complete and accurate property description.**
>
> **Being the same property conveyed to Ashley Martin and Ross Martin, wife and husband by Deed dated September 21, 2020 from HBG Holdings, LLC, recorded September 24, 2020, in Instrument Number 202009240110174, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **3445 Cobble Street, Nashville, TN 37211**

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 14 day of October, 2025.

ASHLEY MARTIN

ROSS MARTIN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ASHLEY MARTIN AND ROSS MARTIN**, the within named bargainors, 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 14 day of October 2025.

Notary Public
My Commission Expires: 3/3/2026

REGINA C. HOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027