THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P25-17235-BW

Karen Johnson
Batch # 1334646
10/15/2025 02 49 44 PM
Fees $13 00 Taxes $1,147 00

Davidson County
DEEDWARR
2 pgs

20251015-0082201

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Anne Nilsson	New Owner	
8016 Sawyer Brown Rd		128-14-0-020.00
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Melissa R. Collings, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anne Nilsson**

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 20 on the Plan of Harpeth Park, Section One of record in Plat Book 3600, Page 92, 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 Kenneth L Smith et ux Athena J Smith by Warranty Deed from Joseph L Karlovic, Jr et ux Lorraine R, Karlovic of record in Book 5179, Page 924, Register's Office for Davidson County, Tennessee, dated August 02, 1977 and recorded on August 04, 1977

Being the same property conveyed to Athena J Smith by Quitclaim Deed from Kenneth L Smith, now a single person of record in Book 7913, Page 275, Register's Office for Davidson County, Tennessee, dated August 03, 1989 and recorded on August 11, 1989.

Being the same property conveyed to Jane Widener Russell by Quitclaim Deed from Athena Smith of record in Instrument No 20120622-0055075 Register's Office for Davidson County, Tennessee, dated June 20 and recorded on June 22, 2012

Being the same property conveyed to Athena Maria by Quitclaim Deed from Jane Widener Russell of record in Instrument No 20131204-0123660 Register's Office for Davidson County, Tennessee, dated November 27, 2013 and recorded on December 04, 2013

Being the same property conveyed to Melissa R Collings by Quitclaim Deed from Athena Maria f/k/a Jane Widener Russell, an unmarried person of record in Instrument No 20210714-0094626 Register's Office for Davidson County, Tennessee, dated July 13, 2021 and recorded on July 14, 2021

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **8016 Sawyer Brown Rd, Nashville, TN 37221**

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 the 9th day of October, 2025.

Melissa R Collings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa R. Collings,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of October, 2025

My Commission expires 7/3/28

Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-C25-8016