Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me this 4th day of November, 2025.

Notary Public

My commission expires: 2-27-28

DANA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Karen Johnson Davidson County
Batch# 1342634 DEEDWARR
11/07/2025 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20251107-0088703

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rainier Capital Venture, LLC 8657 Lawson Dr. Nashville, TN 37013	SAME	182-02-0B-139-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Brandon Scott, Trustee of Harry & Kay Collins Revocable Trust dated September 2, 2022** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rainier Capital Venture, LLC, a Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 139, Phase 9, Evergreen Hills, of record in Instrument No. 20210129-0013396, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Harry & Kay Collins Revocable Trust by Quitclaim Deed from Edna C. Scott of record in Instrument No. 20240425-0029782, Register's Office for Davidson County, Tennessee, and dated April 24, 2024.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Evergreen Hills of record in Instrument No. 20210129-0013396 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20210622-0083929, amended in Instrument No. 20210820-0112974, and Supplemented in Instrument No. 20241108-0087233 in the official records of the Davidson County Register of Deeds.

4. Charter of Evergreen Hills of Nashville Homeowners Association of record in Instrument No. 20210107-0003498 Register's Office for Davidson County, Tennessee.

This property is improved property known as 8657 Lawson Drive, Nashville, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 4th day of November, 2025.

Harry & Kay Collins Revocable Trust dated September 2, 2022

By: _____
Brandon Scott, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Brandon Scott with whom I am personally acquainted, and who acknowledged himself to be the Trustee of Harry & Kay Collins Revocable Trust dated September 2, 2022 the within named bargainor, and as such trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Harry & Kay Collins Revocable Trust dated September 2, 2022.

Witness my hand, at office, this 31st day of October, 2025.

_____
Notary Public

My Commission expires: 2/7/27

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 31st day of Oct., 2025

Dated 11-4-25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 31st day of Oct., 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL