Karen Johnson Davidson County
Batch# 1363152 DEEDWARR
12/30/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20251230-0103907

WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chelsea Graham Collins	Chelsea Graham Collins	117-04-0-348.00
(NAME)	(NAME)	
P.O. Drawer	SAME	
(ADDRESS)	(ADDRESS)	
New Albany, MS 38652		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Daniel Skiver and Cara Skiver, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto James R. Collins and Chelsea Graham Collins, as joint tenants with right of survivorship and James R. CollinsChelsea Graham Collins, as joint tenants with right of survivorship, hereinafter called the GRANTEE(S), his/her/their 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 the northerly portion of Lot No. 3, Block "B" on the Map of Belmont Terrace, Annex No. 4, of record in Plat Book 974, Page 97, Register's Office for Davidson County, Tennessee, and described according to a mortgage loan inspection made by Campbell, McRae and Associates Surveying, Inc., dated September 6, 1995, License No. 1673, whose address is 2424 21st Avenue South, Nashville, TN 37212, as follows:

Said Lot No. 3, Block "B" fronts 65 feet on the southwesterly margin of Primrose Circle and extends back 75.9 feet on the northwesterly line and 77.9 feet on the southeasterly line to the northerly line of the property conveyed to the State of Tennessee by deed from Hal E. Wilson, Jr. and Alfred Hersh D/B/A H & W Properties (H erroneously left off the previous conveyance) of record in Book 4784, Page 282, measuring 65 feet thereon (erroneously left off the previous conveyance), said Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Daniel Skiver and Cara Skiver, husband and wife by Warranty Deed from Robin R. Loeppke, married, dated 09/23/2021, of record in Instrument No. 20210929-0131053, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2946 Primrose Circle, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of December, 2025.

Daniel Skiver

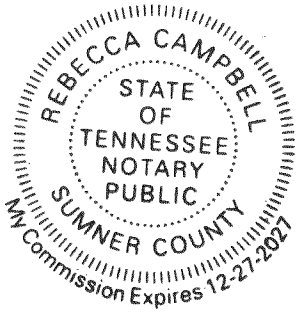
Cara Skiver

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 Daniel Skiver and Cara Skiver, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of December, 2025.

Notary Public:
My Commission Expires: _____



RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Janet C. Adams, do hereby make oath that I am licensed attorney and/or 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 the law on 12-29-25.

AFFIANT

DATE: 29th

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 29th day of Dec., 2025.

NOTARY PUBLIC

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

MY COMMISSION EXPIRES: