Karen Johnson Davidson County
Batch# 1380867 DEEDQC
02/13/2026 03:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260213-0011949

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Jerry C. Collins and Sandra L. Collins	SAME	144 15 0 002.00
2113 Timberwood Place		
Nashville, TN 37215		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **SANDRA L. COLLINS**, do hereby convey to **JERRY C. COLLINS** and **SANDRA L. COLLINS**, husband and wife, all of my right, title and interest in the following property in Davidson County, Tennessee, and more particularly described as follows:

See **Exhibit A** attached.

Being the same property conveyed to Sandra L. Collins from Jerry C. Collins, a/k/a Jerry Clayton Collins, by Quitclaim Deed dated December 30, 2008, of record in Instrument No. 20081230-0123493, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2113 Timberwood Place, Nashville, TN 37075.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of February, 2026.

Sandra L. Collins

SANDRA L. COLLINS

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANDRA L. COLLINS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this the 10th day of February, 2026.

Elizabeth Ryder Sykes
Notary Public

My Commission expires:

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Jerry C Collins
Affiant

Sworn to and subscribed before me this
10th day of February, 2026.

Elizabeth Ryder Sykes
Notary Public

My Commission expires:

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

Exhibit A

Land in the 7th Civil District of Davidson County, Tennessee, being Lot 8 on the Plan of Highland Court of record in Book 2330, page 82, Register's Office for said County, and being more particularly described as follows:

Said Lot No. 8 fronts 120 feet on the southwesterly side of Timberwood Place and runs back 300 feet on the southeasterly line and 316.4 feet on the northwesterly line to a dead line on which it measures 175 feet.

SUBJECT to restrictive covenants of record in Book 2542, page 605, corrected in Book 2548, page 266, and amended in Book 2601, page 591, said Register's Office; SUBJECT to Owner's certificate, setback line and easements shown on Plan of record in Book 2330, page 82, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 February 10, 2026.

February 13, 2026
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of February, 2026.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026