Karen Johnson Davidson County
Batch# 1389381 DEEDQC
03/06/2026 12:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260306-0018184

THIS INSTRUMENT WAS PREPARED BY: STEVEN G. WATERS, ESQ. 100 BLUEGRASS COMMONS BLVD, SUITE 110 HENDERSONVILLE, TN 37075 THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF March, 2026. NOTARY PUBLIC MY COMMISSION EXPIRES: 01/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Darren V. Collins and Lori Lloyd Collins (NAME)	Darren V. Collins and Lori Lloyd Collins (NAME)	Map/Parcel
3412 Brome Lane (STREET ADDRESS OR ROUTE NUMBER)	3412 Brome Lane (STREET ADDRESS)	058-100-B0-04400-CO
Nashville, TN 37218 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37218 (CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Darren V. Collins, by these presents, does hereby quitclaim and convey unto Darren V. Collins and Lori Lloyd Collins, husband and wife, their heirs and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in Davidson County, the State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled Carrington Place. Phase Two, of record in Instrument No. 20100923-0075756, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Darren V. Collins by warranty deed from Celebration Homes, LLC, of record in Instrument No. 20120604-0048552, Register's Office for Davidson County, Tennessee

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known 3412 Brome Lane, Nashville, TN 37218.

WITNESS my hand this 28 day of Feb., 2026.

Darren V. Collins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared, Darren V. Collins, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2026.

Notary Public

My Commission Expires: 11/18/2028

NAGLAA LABEB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, 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 2/28/26.

Jennifer A Hoffman

AFFIANT

DATE: 3/6/26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 6th day of March, 2026

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027