THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1403678 DEEDWARR
04/09/2026 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260409-0028787

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Charles Collier 4425 Westlawn Drive C 207 Nashville, TN 37209	Charles Collier	103 08 0A 053.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Spencer Howard and Vanessa DeMauri, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Charles Collier, an unmarried man** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4425 Westlawn Drive, C207, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the 1st Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. C-207 on the Plan of Westlawn Green, of record in Book 5200, Page(s) 20 through 24, inclusive, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vanessa DeMauri, an unmarried woman, and Spencer Howard, an unmarried man, joint tenants with rights of survivorship, by Warranty Deed from William Cowan, a married man, dated March 23, 2022, and recorded on March 31, 2022, in Instrument No. 20220331-0037449, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4425 Westlawn Drive, C207, Nashville, TN 37209.

This conveyance is subject to all restrictions, easements and planning documents of record.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 24th day of March, 2026.

Spencer Howard

Vanessa DeMauri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2026, before me personally appeared Spencer Howard and Vanessa DeMauri, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2026.

Notary Signature
My commission expires:

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24 day of March, 2026.

Notary Public
My commission expires: _____

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 4/3/2026 (date of document).

Affiant Signature

4/3/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

