Karen Johnson Davidson County
Batch# 1450297 DEEDWARR
07/21/2026 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20260721-0066115

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

39325

The actual consideration or value, whichever is greater, for this transfer is $605,000.00.

Affiant

Subscribed and sworn to before me this 17th day of July, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

File No.: 2026-1395

Address of New Owner:	Tax mailing address:	Tax Information:
Samuel Raymond and Delaney Raymond	Bank of America TX2-979-01-02	
6916 Collinswood Dr. Nashville, TN37221	4500 Amon Carter Blvd. Ft. Worth, TN 76155	155-08-0C-213-00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Cathy N. Koontz, a widow

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Samuel Raymond and Delaney Raymond, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 213, on the plan of Phase 2, Poplar Creek Estates, of record in Book 6900, Page 339 thru 347 and Revised in Book 7900, Page 888, Register's Office of Davidson County, Tennessee. Said Lot No. 213 fronts 80 feet on the southeasterly margin of Collinswood Drive and extends back between parallel lines 130 feet to a dead line.

Being the same property conveyed to M. Sherman Koontz and spouse, Cathy N. Koontz by Warranty Deed from Lee Chira and William C. Demetree dated March 30, 1994 and recorded April 7, 1994 in Book 9304, Page 825, Register's Office of Davidson County, Tennessee, and rerecorded in Instrument No. 20011031-0119011, (to correct legal description), said Register's Office.

M. Sherman Koontz having become deceased on or about September 3, 2024, leaving Cathy N. Koontz as surviving tenant by the entirety.

This conveyance is subject to any and all restrictions and easements of record.

This is _X__ improved _____unimproved property and the address of the herein described property is believed to be 6916 Collinswood Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hands this 17th day of July, 2026.

Cathy N. Koontz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of July, 2026, before me personally appeared Cathy N. Koontz, 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 17th day of July, 2026.

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/17/26 (date of document).

Affiant Signature

7/20/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

