Karen Johnson Davidson County
Batch# 1453342 DEEDWARR
08/03/2026 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20260803-0071381

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64547
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ross William Dickson Chelsea Marie Dickson 624 Collins Crest Court Nashville, TN 37221	Same as New Owner's

TAX MAP PARCEL NUMBERS: 155120B00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$680,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lynette D. Miller, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ross William Dickson and Chelsea Marie Dickson, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Collins Crest Subdivision of record in Inst. No. 20060105-0001456, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Lynette D. Miller, an unmarried woman, by Warranty deed from French River Development Company, LLC, a Tennessee Limited Liability Company, dated January 31, 2008 and recorded on February 1, 2008, of record in Inst. No. 20080201-0010387, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20060105-0001456, said Register's Office, to which Plan reference is made for a more complete description; Covenants, Conditions and Restrictions for Collins Crest Subdivision, other restrictions and easements as may be of record.

This is improved property, known as 624 Collins Crest Court, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 2026.

Lynette D. Miller

State of Tennessee

County of Davidson

On this 30th day of July, 2026 before me the undersigned authority, personally appeared Lynette D. Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $680,000.00.

Affiant

Sworn and subscribed before me this 30th day of July, 2026.

Notary

My Commission Expires: _____

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029 DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 07/30/2026.

Date

Stephanie Woodall

Affiant Signature

07/30/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of July, 2026.

Notary's Signature

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

My Commission Expires: 02/05/30

Date

Notary's Seal (if on paper)