Karen Johnson
Batch # 1480518
10/05/2026 09:30:49 AM
Fees: $13.00 Taxes: $647.50
Davidson County
DEEDWARR
2 pgs
20261005-0091323

WARRANTY DEED

KIMBERLY BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

File No. AP-26-3356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2026

Notary Public

MY COMMISSION EXPIRES: 7-7-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Collins and Kimberly Collins	Same as New Owner	
(NAME)	(NAME)	072-15-4P-002.00-CO
1523 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Jerry Green, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Collins and Kimberly Collins, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1521 Riverside Drive, a horizontal property regime, of record in Instrument No. 20220928-0107187, in the Register's Office for Davidson County, Tennessee, and with said unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Scott Collins and wife, Kim Collins and Felix Eckhardt, unmarried and Kathleen Lappe, unmarried by Warranty Deed from Tracey Dean and Sherri Johnson Heirs at Law of the Estate of Norma C. Dean, deceased of record in Instrument No. 20211124-0156504, Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on November 24, 2021.

See also, Affidavits of Heirship recorded in Instrument Nos. 20210812-0109137 and 20190726-0073735, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Scott Collins, Felix Eckhardt and Kathleen Lappe by Quitclaim Deed from Scott Collins and wife, Kim Collins and Felix Eckhardt, unmarried and Kathleen Lappe, unmarried of record in Instrument No. 20220222-0019815, Register's Office for Davidson County, Tennessee, dated February 09, 2022 and recorded on February 22, 2022.

Being a portion of the same property conveyed to Scott Collins and Kim Collins, husband and wife by Quitclaim Deed from Scott Collins, Felix Eckhardt and Kathleen Lappe of record in Instrument No. 20220303-0023981, Register's Office for Davidson County, Tennessee, dated February 09, 2022 and recorded on March 03, 2022.

Being the same property conveyed to Jerry Green by Quitclaim Deed from Scott A. Collins and Kimberly Collins (FKA Kimberly D. Beasley), husband and wife of record in Instrument No. 20230210-0009966 Register's Office for Davidson County, Tennessee, dated February 03, 2023 and recorded on February 10, 2023.

This is property more commonly known as 1521B Riverside Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 1ST day of October, 2026.

Jerry Green

STATE OF MISSOURI
COUNTY OF TEXAS

On this 1ST day of October, 2026, before me personally appeared Jerry Green, 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 1ST day of October, 2026.

Notary Signature
My commission expires:

KAREN CALDWELL
Notary Public - Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires Aug. 26, 2030
Commission #26673334