THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240146677**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $293,000.00. Affiant Subscribed and sworn to before me, this 29th day of February, 2024. Notary Public My Commission Expires: 4-13-25

Karen Johnson Davidson County
Batch# 1107552 DEEDWARR
03/05/2024 01:44:30 PM 2 pgs
Fees: $13.00 Taxes: $1,084.10
20240305-0015325

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner: Lauren Ash 614 Flintlock Court Nashville TN 37217	Send Tax Bills To: (F7) ~~New Owner~~ Fifth Third Bank, N.A. P.O. Box 630170 Cincinnati, OH 45263	Tax Information: Tax Parcel ID No. 135-16-0B-106.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robin K. Collins, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Ash, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 106 on the Plan of Woodridge at Nashboro Village, of record in Instrument No. 200211200143949, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CURTIS W. COLLINS and ROBIN K. COLLINS, HUSBAND AND WIFE, by deed from DONALD M. STINSON, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE DONALD M. STINSON REVOCABLE TRUST, DATED MARCH 4, 2010, of record in Instrument No. 20140528-0045890, dated May 23, 2014, said Register's Office.

Curtis W. Collins having since died on August 14, 2023. His interest in said property having passed to Robin K. Collins upon his death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 135-16-0B-106.00 CO.

Matters shown on the Plan of record in Instrument No. 20021120-0143949 , said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4827, page 14, Book 5469, page 840 and Book 7751, page 907, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20021104-0134724, amended in Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888, said Register's Office.

By-laws of Woodridge at Nashboro Village Homeowners Association, Inc. of record in Instrument No. 20021106-0136459, said Register's Office.
Storm Water Detention Agreement of record in Instrument No. 20020820-0100403, said Register's Office.

Easement(s) of record in Book 4821, page 111 and Book 10110, page 854, said Register's Office.

This is improved property located at 614 Flintlock Court Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of February, 2024.

Robin K Collins by Sabrina Schulhauser, her attorney in fact.

Robin K. Collins by Sabrina Schulhauser, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sabrina Schulhauser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Andrew Dominguez and Adele Dominguez and that she is authorized by Andrew Dominguez and Adele Dominguez to execute this instrument on their behalf.

Witness my hand, at office, this 29th day of February, 2024.

Notary Public

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

My Commission Expires: _____

True Copy Certification

I, Yvette Meldrum, 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 February 29, 2024.

Signature
February 29, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 29, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025