Karen Johnson
Batch # 1335958
10/20/2025 10 58 32 AM
Fees $13 00 Taxes $1,406 00

20251020-0083305

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

VANESSA E. ALLEN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2025

Notary Public

MY COMMISSION EXPIRES 6/22/26
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Caio Prins	JPMorgan Chase Bank	
(NAME)	(NAME)	109-01-0-013 00
304 Conifer Place	1111 Polaris Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Columbus OH 43240	
(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, **Daniel Colburn and Jenna A. Colburn, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caio Prins, a single man,** 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

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Resubdivision of Lots 70 thru 90, Lots 92 thru 97, Lots 138 thru 145, Lots 179 thru 181, Lot 192, Lots 194 thru 197, Lots 203 thru 206, and Lots 238 thru 240, Section Two, Larchwood of record in Plat Book 5200, Page(s) 207 and 208, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Colburn, a single man by Warranty Deed from Seejoy Homes, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20210427-0055574 Register's Office for Davidson County, Tennessee, dated April 22, 2021 and recorded on April 27, 2021.

This is property more commonly known as 304 Conifer Place, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO (1) any and all applicable governmental and/or zoning regulations, (2) property taxes for 2025 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 16th day of October, 2025

Daniel Colburn

Jenna A Colburn Daniel Colburn. Attorney in Fact
Jenna A. Colburn by Daniel Colburn,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of October, 2025, before me personally appeared Daniel Colburn and Jenna A. Colburn, 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 16th day of October, 2025.

Andrew Suzore State of Tennessee Notary Public Davidson County

Notary Signature
My commission expires: May 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Daniel Colburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Jenna A. Colburn, and that this instrument was executed on behalf of the Daniel Colburnfor the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No 20251020-0083304 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 16th day of October, 2025

Notary Public

My Commission Expires. May 8, 2028

Andrew Suzore State of Tennessee Notary Public Davidson County