THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952291**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2025. Notary Public My Commission Expires: 4-03-29

Karen Johnson Davidson County
Batch# 1349898 DEEDWARR
11/21/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20251121-0093380

CHERYL FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kylie Hope Stafford 1424 Sevier Court Nashville TN 37206	Send Tax Bills To: Ark-La-Tex Financial Services, LLC dba Eleven Mortgage 5160 Tennyson Pkwy, Suite 1000 Plano, TX 75024	Tax Information: Tax Parcel ID No. 094 01 0 306.00

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, **Ruth Collins, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kylie Hope Stafford, An Unmarried Woman**, ("Grantees"), its 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 Lot No. 122 on the Plan of SHELBY VILLAGE NO. TWO of record in Plat Book 1835, Page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ruth Collins, a single woman and Dennis Herbert Collins, a single man, as Joint Tenants with Right of Survivorship, by Warranty Deed from Nicholas A. Castro and Winona R. Dimeo-Ediger, of record in Instrument No. 20160825-0089053, in the Register's Office of Davidson County, Tennessee, dated August 22, 2016, and recorded on August 25, 2016. The said Dennis Herbert Collins died on January 06, 2025, leaving Ruth Collins, as Sole Owner. Rory Mitchinson joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHELBY VILLAGE NO. TWO, as recorded in Plat Book 1835, Page(s) 48.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2015, Page 639, as amended in Book 2086, Page 339.

This is improved property located at 1424 Sevier Court Nashville TN 37206

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 18th day of November, 2025.

Ruth Collins

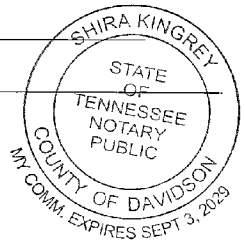
Rory Mitchinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ruth Collins and Rory Mitchinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2025.

Notary Public
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 NOV 18, 2025.

Affiant Signature _____

NOV 18, 2025

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of NOV 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4-03-29