Name and Address of New Owner:
Virginia H. Collings
117 Cumberland Trace
Nashville, TN 37214

Send Tax Bills To:
Virginia H. Collings
117 Cumberland Trace
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1366204 DEEDWARR
01/06/2026 12:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20260106-0001009

This Instrument Prepared By:
Cathy Edley
One Real Closing Services, LLC DBA One Real Title
350 Lincoln Road
Floor 2 Suite 351
Miami Beach, FL 33139

Map & Parcel No: 073 16 0A 117.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Edward Trdla, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Virginia H. Collings,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 117 on the Plan of Cumberland Trace of record in Plat Book 5200 Page 724, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed by Warranty Deed from Ethel M. Few, a married woman to Edward Trdla, an unmarried man, recorded September 21, 2021, as Instrument No. 202109210126606 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $240,000.00.

Commonly Known As: 117 Cumberland Trace, Nashville 37214
Parcel No.: 073 16 0A 117.00
The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2 day of January, 2026.

_____(SEAL)
Edward Trdla

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2 day of January, 2026, before me personally appeared Edward Trdla, 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 2 day of January, 2026.

_____
Notary Signature
My commission expires: 4/21/29

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 2 day of January, 2026.

Notary Signature
My commission expires: 4/21/29

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Mercer Dilwey, 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 01/06/2025 (date of document).

Affiant Signature

01/06/2026
Date

State of Wisconsin

County of Dane

Sworn to and subscribed before me this 6 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2029

NOTARY'S SEAL

SUSAN L. FISCHER
Notary Public
State of Wisconsin