Karen Johnson Davidson County
Batch# 1379414 DEEDWARR
02/12/2026 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20260212-0011135

WARRANTY DEED



File No. AP-26-1172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2026

Notary Public

MY COMMISSION EXPIRES:

(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
Starlet Japp	**New Owner**	
(NAME)	(NAME)	
766 Cottage Park Drive	**321 Indian Lake Road**	060-11-0B-024.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Hendersonville, TN 37075**	
(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, **Katherine E. Longfield, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Starlet Japp,** **a single person** , 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:

Situated in Davidson County, Tennessee, being Unit 24, on the Plan of Cottage Park, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" of that Declaration of Covenants, Conditions, and Restrictions, of Cottage Park of record in Instrument No. 20151203-0122006, as amended in Instrument No. 20160126-0007567 and 20160928-0102452 in the Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katherine E. Longfield, a single woman by Warranty Deed from Andrew J. Bennett, an unmarried man of record in Instrument No. 20190408-0031973 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 08, 2019.

The subject property was not the principal residence of the Grantor's spouse.

This is property more commonly known as 766 Cottage Park Drive, Nashville, TN 37207.

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 10th day of February, 2026.

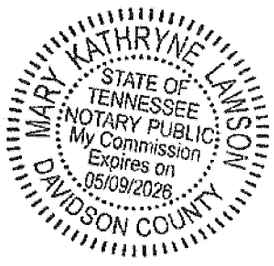
Katherine E. Longfield

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 10th day of February, 2026, before me personally appeared Katherine E. Longfield, 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 10th day of February, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Alli Pinkston, 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 10, 2026**.

Date

Alli P

Affiant Signature

2/11/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County