Karen Johnson Davidson County
Batch# 1397486 DEEDWARRSP
03/25/2026 03:47:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260325-0023828

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Barbara Colletier, Trustee 1212 Laurel Street, Unit 902 Nashville, TN 37203	093-09-0C-074.00	Barbara Colletier, Trustee 1212 Laurel Street, Unit 902 Nashville, TN 37203
This instrument prepared by: Kilpatrick Townsend & Stockton LLP (GH) 500 West Madison Street, suite 3700, Chicago, IL 60661		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ZERO and 00/100 DOLLARS ($0.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, BARBARA COLLETIER, unmarried, and STEFANIE COLLETIER REAL, (f/k/a Stefanie Colletier), married (collectively, the "Grantors") have bargained and sold, and by these presents transfer and convey to BARBARA COLLETIER, TRUSTEE OF THE BARBARA COLLETIER REVOCABLE TRUST DATED SEPTEMBER 13, 2016 (the "Grantee"), Grantee's heirs, successors, and assigns, certain property in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; and (3) real estate taxes for the year 2026 and subsequent years yet due and owing.

This is improved property, known as 1212 Laurel Street, Unit 902, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

THIS CONVEYANCE is exempt from transfer taxes pursuant to §67-4-409(a)(C)(vi) of the Tennessee Code.

Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by Grantors, except to the extent otherwise set forth herein.

Grantors further covenant and binds themselves, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors, but not further of otherwise.

[Signature appears on the following page]

IN WITNESS WHEREOF, the Grantors have executed this Deed this 17th day of March, 2026.

Barbara Colletier

Stefanie Colletier Real

STATE OF ILLINOIS

COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Colletier 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.

Witness my hand and official seal, this 17th day of March, 2026.

NOTARY PUBLIC

My Commission Expires: 10-23-28

[NOTARY SEAL]

OFFICIAL SEAL
SEBASTIAN C KONIOR
Notary Public, State of Illinois
Commission No. 990068
My Commission Expires October 23, 2028

US1 155318303 1

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stefanie Colletier Real 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.

Witness my hand and official seal, this 19th day of March, 2026.

Wanda Hinson

NOTARY PUBLIC

My Commission Expires: May 8, 2028

[NOTARY SEAL]

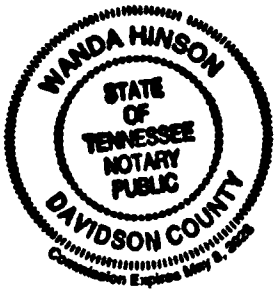


EXHIBIT A

LEGAL DESCRIPTION

A certain condominium located in Davidson County, Tennessee, being Unit No. 902 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Stefanie Colletier, unmarried and Barbara Colletier, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Mark Harry Lyda and Mari Lyda, husband and wife, of record in Instrument No. 20180322-0027287, in the Register's Office for Davidson County, Tennessee, dated March 14, 2018, and recorded March 22, 2018.

Certificate of Authenticity

I, Jeffrey Zaluda, 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 March 12, 2026.

Date

Affiant Signature

3/12/26
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 12th day of March, 20 26.

Notary's Signature

My Commission Expires: 02-02-2030
Date

Notary's Seal (if on paper)

Official Seal
ANGEL THERESA MARCY
Notary Public, State of Illinois
Commission No. 1024902
My Commission Expires February 2, 2030