WARRANTY DEED

Karen Johnson
Batch # 1404863
04/13/2026 10:05 AM
Fees: $18.00 Taxes: $732.60

Davidson County
DEEDWARR
3 pgs

20260413-0029980

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/5/28

(AFFIX SEAL)

MJ-COMP-26-2134-A3

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan Everett Collins	**NEW OWNER**	
(NAME)	(NAME)	**104-11-0A-003.00-CO**
2134 Fairfax Avenue #A3		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL HART, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN EVERETT COLLINS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee being Unit A-3, The Villager West Condominium, of record in Plat Book 5210, page 174 and as established under the Master Deed of record in Book 5452, page 419, both being recorded in the Register' Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Michael Hart, married by Warranty Deed from Flank LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210805-0105145 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 05, 2021.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 174, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Villager West Condominium of record in Book 5452, Page 419, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5452, Page 460, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5452, Page 964, Register's Office for Davidson County, Tennessee.
- Charter of Villager West Homeowners Association, Inc., of record in Book 5450, Page 740, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2134 Fairfax Avenue #A3, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 9th DAY OF APRIL, 2026.

Michael Hart

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL HART, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of April, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Jessica Krzeminski, 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 9th 4/9/26 (date of document).

Affiant Signature

Date 4-10-26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-16-29

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY