

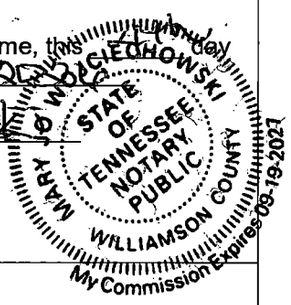
STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $489,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May 2026

Notary Public
My commission expires:



THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Kevin Zrinski **Nicole A. Zrinski**		**187090A22800CO**
4108 Alva Lane		
Nolensville, TN 37135		

FOR AND IN 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 ACKNOWLEDGE, WE,

Sherree R Harris, an unmarried woman and Katy Miller, a married woman and Autumn Harris, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Zrinski Nicole A. Zrinski, Husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 228, Plan of Phase Five, Section Two, Burkitt Village SP Subdivision, of record in Instrument No. 20160608-0057962, as corrected by Surveyor's Certificates of Correction in Instrument No. 20161013-0108489 & Instrument No. 20170113-0004192, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Sherree R. Harris, an unmarried woman, Katy Miller, a married woman and Autumn Harris, an unmarried woman, as joint tenants with rights of survivorship, by Warranty Deed from Michael G Conway and Mary A Conway, husband and wife, dated March 23, 2023, of record in Instrument No. 20230324-0021475, in the Register's Office for Davidson County, Tennessee. Both Katy Miller and Autumn Harris never resided in the said property nor did their spouses or dependents- therefore, no spouses enter into this execution.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4108 Alva Lane, Nolensville, TN 37135.

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 in 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.

_____ Date: 5-4-26
Sherree R Harris

_____ Date: 5/1/26
Katy Miller

_____ Date: 5-4-26
Autumn Harris

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Sherree R Harris, Katy Miller, and Autumn Harris, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of May, 2026.

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 12-2-28