20261095R	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ (A) DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00. Affiant Subscribed and sworn to before me, this the 15th day of May, 2026. Notary Public My commission expires: 12/19/28

Karen Johnson Davidson County
Batch# 1422136 DEEDWARR
05/19/2026 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20260519-0045173

APRIL SUMRALL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-28

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Peter Reese and Nazanin Moghbeli	New Owner	**104-11-0-052**
2809 Acklen Avenue		
Nashville, TN 37212		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin B. Collen, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter Reese and Nazanin Moghbeli, as tenants by the entirety

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Being Lot No. 5, Block "4" on the Plan of Fairfax Place as of record in Plat Book 547, Pages 137 and 138, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin B. Collen, a single person by Warranty Deed from Alan D. Baldridge, a single person of record in Instrument No. 20040512-0054922 Register's Office for Davidson County, Tennessee, dated May 11, 2004 and recorded on May 12, 2004.

See Durable Power of Attorney in Instrument Number 20260417-0031667, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 2809 Acklen Avenue, Nashville, TN 37212.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 15th day of May, 2026:

Kevin B Collen by Scott Alan Collen Attorney-In-Fact

Kevin B. Collen by Scott Alan Collen, Attorney-in-Fact

STATE OF ~~TENNESSEE~~ Oregon	)	**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**
COUNTY OF ~~WILLIAMSON~~ Washington	)	

Personally appeared before me, a Notary Public of said County and State, Scott Alan Collen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Kevin B. Collen ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 15th day of May, 2026.

My Commission Expires: 10/03/2027

Lori Anne Powers
Notary Public

OFFICIAL STAMP
LORI ANNE POWERS
NOTARY PUBLIC-OREGON
COMMISSION NO. 1041396
MY COMMISSION EXPIRES OCTOBER 03, 2027

Tennessee Certification of Electronic Document

I, Shaka T. Morris, 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 May 13, 2026

Affiant Signature

18th day of May, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028