Karen Johnson Davidson County
Batch# 1424625 DEEDWARR
05/22/2026 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20260522-0047054

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 11-5-29
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. EB-26-2203

**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 |
|---|---|---|
| Jennifer Lynn Collins | New Owner | |
| (NAME) | (NAME) | |
| 2433B Chapman Drive | | 083-12-0P-002.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (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, **Courtney Ryan O'Donnell and Kynlon S. O'Donnell, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Lynn Collins, 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:

**A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of Homes at 2433 Chapman Drive, a Horizontal property regime with private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, a Horizontal Property Regime, of record in Instrument No. 20180815-0080823, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, as set forth in said Declaration.**

**Being the same property conveyed to Courtney Ryan O'Donnell and Kynlon S. O'Donnell, husband and wife by Warranty deed from Gary Goetzman, married of record in Instrument No. 20190619-0059257 Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded on June 19, 2019.**

**This is property more commonly known as 2433B Chapman Drive, Nashville, TN 37206.**

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 15th day of May, 2026.

Courtney Ryan O'Donnell by LGH, attorney in fact
Courtney Ryan O'Donnell by Leslie G. Hayes, Attorney-In-Fact

Kynlon S. O'Donnell by LGH, attorney in fact
Kynlon S. O'Donnell by Leslie G. Hayes, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2026, appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Leslie G. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for Courtney Ryan O'Donnell and Kynlon S. O'Donnell, and that this instrument was executed on behalf of the said Courtney Ryan O'Donnell and Kynlon S. O'Donnell for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. __202605220047053___ in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 14th day of May, 2026.

LL Martin
Notary Signature
My commission expires: 07/03/2028



## Certificate of Authenticity

I, Nancy Enoch, do hereby make oath that I am a licensed attorney and/or 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 14th, 2026

Nancy Enoch
Affiant Signature

May 15th, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

15th day of May, 2026

Notary's Signature

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires: 5-8-2028

Notary's Seal