THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454220** Karen Johnson Davidson County Batch# 1429656 DEEDWARR 06/09/2026 09:23:30 AM 3 pgs Fees: $18.00 Taxes: $2,590.00 20260609-0051800	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Karen Cosentino Affiant Subscribed and sworn to before me, this 29th day of May, 2026. Notary Public My Commission Expires: JONATHAN B HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Karen A. Hefner 4617 Sterling Cross Nashville TN 37211	Send Tax Bills To: Same	Tax Information: Tax Parcel ID No. 172 14 0B 042.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen Cosentino, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen A. Hefner a single woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 42, on the plan of Winfield Park, Phase I, Section I, as shown on plat of record in Instrument No. 20001211-0121552 and revising Instrument No. 20000810-0079242 and Book 9700, Page 765, 766, 767 & 768, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Karen Cosentino, an unmarried person, by Warranty Deed from Dovanna Brown and Stephanie Everett and Scott Stone, of record in Instrument No. 20230906-0069825, in the Register's Office of Davidson County, Tennessee, dated September 05, 2023 and recorded on September 06, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Winfield Park, Phase 1, Section 1, as recorded in Plat Book 9700, Page(s) Pages 765-768; as revised in Instrument No. 20001211-0121552.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Winfield Park, Lot 42, Phase 1, Section 1, as recorded in Plat Instrument No. 20000810-0079242.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 11113, Page 691.

Easement for Ingress and Egress And Cross Use, recorded in Book 5552, Page 857.

Certification of Duly Adopted Resolution (081815), for Winfield Park Homeowners Association, Inc. Recorded In Instrument No. 20160211-0013422.

This is improved property located at 4617 Sterling Cross Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2026.

Karen Cosentino

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen Cosentino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2026.



Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Ingel Hyde, 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 5.29.26 (date of document).

Ingel Hyde
Affiant Signature

June 9, 2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9 day of June, 2026

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29