Karen Johnson Davidson County
Batch# 1431653 DEEDWARR
06/10/2026 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260610-0052301

WARRANTY DEED

DANIELLE CRANE
TENNESSEE NOTARY PUBLIC
My Comm Exp. December 2, 2028
COUNTY OF RUTHERFORD

File No. LV-26-2206

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Lili Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2026

Danielle Crane
Notary Public

MY COMMISSION EXPIRES: 12/2/28
(AFFIX SEAL)

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
Mariah Jenkins	NEW OWNER	
(NAME)	(NAME)	
5170 Hickory Hollow Pkwy, Unit 245		163-05-0B-084.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Sonji T. Collins**, **unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mariah E. Jenkins**, **a single woman**, 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:

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

Being Lot No. 84 on the final Plat of Mill Park, Section One, Phase II, (Formerly Hickory Hollow Townhomes) A Horizontal Property Regime (Private Element) of record in Instrument No. 20000706- 0066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sonji T. Collins Unmarried by Warranty Deed from Nvr, Inc., T/A Ryan Homes, A Virginia Corporation of record in Instrument No. 20021204-0149122 Register's Office for Davidson County, Tennessee, dated November 29, 2002 and recorded on December 04, 2002.

This is property more commonly known as 5170 Hickory Hollow Pkwy, Unit 245, Antioch, TN 37013.

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 9th day of June, 2026.

Sonji T. Collins

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 9th day of June, 2026, before me personally appeared Sonji T. Collins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of June, ~~2026.~~

DANIELLE CRANE
TENNESSEE NOTARY PUBLIC
My Comm Exp. December 2, 2028
COUNTY OF RUTHERFORD

Notary Signature
My commission expires: 12/2/28

Certificate of Authenticity

I, Lili Vaught, 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 June 9,2026.

Date

Lili Vaught

Affiant Signature

June 9,2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of June, 20 26.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)