Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
19 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1435032 DEEDWARR
06/17/2026 09:24:10 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20260617-0054823

WARRANTY DEED

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

File No. PA-26-2501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(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
Brittni Herron	NEW OWNER	
(NAME)	(NAME)	181-10-0E-026.00-CO
5545 Prada Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Vernard Colvin and Roshelle Colvin, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittni Herron, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Phase Two, Section One, High Point of record in Plat at Instrument No. 20140117-0004783, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vernard Colvin and Roshelle Colvin, husband and wife by Warranty Deed from Ashley Nicole Belton and Spouse, William B. Belton of record in Instrument No. 20191105-0114364 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 05, 2019.

This is property more commonly known as 5545 Prada Drive, Brentwood, TN 37027.

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 12th day of June, 2026.

Vernard Colvin

Roshelle Colvin

STATE OF NORTH CAROLINA
COUNTY OF Harnett

On this 12th day of June, 2026, before me personally appeared Vernard Colvin and Roshelle Colvin, 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 12th day of June, 2026.

Notary Signature
My commission expires: June 24, 2030

GLENITA BJORKLUND
NOTARY PUBLIC
Harnett County
North Carolina
My Commission Expires June 24, 2030