Karen Johnson Davidson County
Batch# 1443810 DEEDWARR
07/10/2026 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20260710-0062305

WARRANTY DEED

This instrument prepared by: Walter N. Winchester, Esq.
Winchester, Sellers, Foster & Steele, P.C.
100 Bluegrass Commons Blvd., Suite 2170
Hendersonville, TN 37075
Phone: (865) 637-1980

Responsible Taxpayer and Property Owner:
Jason H. Shrum
2632 River Meade Way
Nashville, TN 37214

Map/Parcel No. 52-13-B-343.00

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kirsten Vinder
Affiant

Sworn to and subscribed before me, this 8th day of July, 2026.

Notary Public
My Commission Expires: 11-9-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INDENTURE is made this the 8 day of July, 2026, by and between **Donna L. Collins** (hereinafter the "Grantor"), and **Jason H. Shrum, an unmarried man** (hereinafter "Grantee").

WITNESSETH:

That said Grantor for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby, bargain, sell and convey unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, the following described Demised Premises:

BEING a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit 24, together with the appurtenant common elements of River Glen, Phase 7, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and Bylaws for River Glen, a horizontal property regime, of record in Book 7566, page 571; as amended and supplemented by Declaration of Submission of River Glen, Phase 7, of record in Instrument No. 20040713-0083147; and as further amended in Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of River Glen, Phase 7, provided in said Master Deed, as amended and supplemented, together with the By-Laws appended thereto, the Condominium Site Plan of River Glen, Phase 7, of record in Instrument No. 20040212-0016958, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Donna L. Collins, an unmarried woman by Warranty Deed from Carmen McVety, unmarried, dated July 8, 2019, recorded July 10, 2019, of record in Instrument No. 20190710-0067139, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Demised Premises to the said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever.

AND said Grantor, for Grantor and for her heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with said Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized of the Demised Premises herein conveyed; Grantor has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons; and that said Demised Premises are free from all encumbrances, ***EXCEPT*** the lien of current *ad valorem* property taxes, assumed and to be paid by Grantee based upon pro-ration at closing.

IN WITNESS WHEREFOR, the Grantor has executed this or caused the same to be executed by a duly authorized representative this the date first written above.

GRANTOR:

Donna L. Collins

Donna L. Collins

STATE OF TENNESSEE §
§
COUNTY OF Sumner §

Personally appeared before me, a duly commissioned Notary Public in and for the County and State aforesaid, **Donna L. Collins,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained,

Witness my hand at office this the 8 day of July, 2026.

Dakotah Harvey
Notary Public

My Commission Expires:_____

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

I, Kirsten Virden, 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 07/08/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/08/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 08 day of July, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM