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

Karen Johnson
Batch # 1476555
09/23/2026 09:33:23 AM
Fees: $13.00 Taxes: $1,442.63

Davidson County
DEEDWARR
2 pgs

20260923-0088119

IVORY E. NEAL
Notary Public
State of Wisconsin

(Notary Stamp)

STATE OF ~~TENNESSEE~~ Wisconsin
COUNTY OF ~~DAVIDSON~~ Waukesha

The actual consideration or value, whichever is greater, for this transfer is $389,900.00.

Kyle Kizewski
Affiant

Subscribed and sworn to before me, this ~~September 18, 2026~~.

Notary Public Ivory E. Neal

My commission expires: 7-22-2028

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Angela Collins		
1412 Beech Grove Way	New Owner	161-06-0A-131.00-CO
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kyle Kizewski, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Angela Collins, unmarried

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 131, as shown on the plan of Oakhill Townhomes, Phase 3, a Horizontal Property Regime, filed as Exhibit A-1 to and established by the Declaration of record in Instrument Number 20070614-0071397 and Supplemental Declaration in Instrument No. 20080325-0030014 and amended in Instrument Number 20080709-0070601, Register's Office for Davidson County, Tennessee, as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kyle Kizewski, An unmarried man by Warranty

Deed from Zachry C Adams, Single of record in Instrument No. 20240320-0019207 Register's Office for Davidson County, Tennessee, dated March 15, 2024 and recorded on March 20, 2024.

This is [x] improved [ ] unimproved property known as 1412 Beech Grove Way, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on the 17th day of September, 2026.

Kyle Kizewski

Kyle Kizewski

STATE OF WISCONSIN
COUNTY OF WAUKESHA

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kyle Kizewski, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of September, 2026.

Notary Public Ivory E. NEAL
My Commission Expires: 7-22-2028

IVORY E. NEAL
Notary Public
State of Wisconsin

Lenders Title Company File No. TN-2606286-7524