Karen Johnson Davidson County
Batch# 1476677 DEEDWARR
09/23/2026 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,765.75
20260923-0088269

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260755228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $747,500.00.

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2026

Notary Public
My Commission Expires: _____

TREVOR KELLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Heather Kralj 4577 Winfield Drive Nashville TN 37211		Tax Parcel ID No. 172-14-0B-026.00-CO

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, **Kathleen Collins and Robert W. Collins, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Heather Kralj, an unmarried woman**, ("Grantee"), her successors, 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 Lot No. 26 on the Plan of Winfield Park, Phase 1, Section 1, Revision 1, as shown by plat and survey of record in Instrument No. 20010313-0024108, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathleen Collins and Robert W. Collins, wife and husband by Warranty Deed from Larry B. Huddleston, a fifty percent (50%) interest as Tenant-in-common, and wife, Voncille S, Huddleston, a Fifty percent (50%) interest as Tenant-in-common of record in Instrument No. 20170110-0002779 Register's Office for Davidson County, Tennessee, dated January 06, 2017 and recorded on January 10, 2017.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20010313-0024108, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11113, Page 691 and Instrument No. 20160211-0013422, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 11113, Page 717, in the Register's Office for Davidson County, Tennessee.

Deed of Easement for Ingress and Egress and Cross Use Agreement of record in Book 5552, Page 857, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 11124, Page 852 and Released recorded in Instrument No. 20020417-0047619, in the Register's Office for Davidson County, Tennessee.

Rights of others in and to the cemetery located on subject property and the rights of ingress and egress thereto, as referenced in deed of record in Book 11357, Page 909, said Register's Office.

Quitclaim Deed for Open Space Areas of record in Instrument Number 20020515-0059529, in the Register's Office for Davidson County, Tennessee

Easement in favor of Bellsouth Telecommunications, INC of record in Book 11628, Page 204, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 11744, Page 254, in the Register's Office for Davidson County, Tennessee.

Conveyance of open space areas to the HOA of record in Instrument Number 20020515-0059528, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4577 Winfield Drive 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, Grantors have executed this instrument on this 22nd day of September, 2026.

Kathleen Collins

Robert W. Collins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen Collins and Robert W. Collins, 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 22nd day of September, 2026.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 9/23/2026 (date of document).

Affiant Signature

9/23/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY