Karen Johnson Davidson County
Batch# 1483661 DEEDWARR
10/14/2026 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $5,994.00
20261014-0094208

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855550**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,620,000.00. Affiant Subscribed and sworn to before me, this 13th day of October, 2026. Notary Public My Commission Expires:

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Benjamin Collins and Stephanie Collins 2709 Tyne Boulevard Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 15 0 025.00

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, **Charles Robert McNiel Alden and Elizabeth Miller Alden, Trustees, Alden Family Revocable Living Trust Agreement dated January 21, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Collins and Stephanie Collins, husband and wife**, ("Grantees"), its 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. 11, on the Plan of HARPETH VALLEY ESTATES, SECTION NO. ONE, of record in Plat Book 1835, Page 86, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Charles Robert McNiel Alden and Elizabeth Miller Alden, Trustees, Alden Family Revocable Living Trust Agreement dated January 21, 2019, by Quitclaim Deed from Elizabeth M. Alden and Charles Robert McNiel Alden, of record in Instrument No. 20190124-0006864, in the Register's Office of Davidson County, Tennessee, dated January 21, 2019 and recorded on January 24, 2019.

Being the same property conveyed to Elizabeth M. Alden and Charles Robert McNiel Alden, wife and husband as tenants by the entirety, by General Warranty Deed from Ben A. Burns and wife, Christina W. Burns, of record in Instrument No. 20150827-0086727, in the Register's Office of Davidson County, Tennessee, dated August 24, 2015 and recorded on August 27, 2015.

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 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH VALLEY ESTATES, SECTION NO. ONE, as recorded in Plat Book 1835, Page(s) 86.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6369, Page 629.

Water Rights and Agreement as set forth in instrument recorded in Book 880, Page 119.

This is improved property located at 2709 Tyne Boulevard Nashville TN 37215

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, Grantor has executed this instrument on this 9th day of October, 2026.

Alden Family Revocable Living Trust dated January 21, 2019

BY: Charles Robert McNiel Alden, Trustee

BY: Elizabeth Miller Alden, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Robert McNiel Alden and Elizabeth Miller Alden, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the Alden Family Revocable Living Trust dated January 21, 2019, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 October 9, 2026.

Date

Affiant Signature

10/13/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of October, 2026.

Notary's Signature

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

My Commission Expires: _____
Date

Notary's Seal