Karen Johnson Davidson County
Batch# 1196336 DEEDWARR
10/21/2024 02:09:30 PM 4 pgs
Fees: $23.00 Taxes: $11,840.00
20241021-0081704

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38352	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,200,000.00. Affiant Subscribed and sworn to before me this 21st day of October, 2024. Notary Public My Commission Expires:

KATHLEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathryn Carell Brown and David H. Brown 4410 Truxton Place Nashville, TN 37205	New Owner	Map and Parcel No.: 13014002000

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, Thomas J. Guzikowski and Michael V. Guzikowski, Co-Trustees of the Jane F. Guzikowski Revocable Trust dated August 17, 2017, Restatement dated February 24, 2020, Trust Amendment dated May 27, 2021, and Trust Restatement dated January 28, 2022, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Kathryn Carell Brown and David H. Brown, wife and husband ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1012 Chancery Lane South, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 21st day of October, 2024.

Co-Trustee

Thomas J. Guzikowski, Co-Trustee of the
Jane F. Guzikowski Revocable Trust

Co-Trustee

Michael V. Guzikowski, Co-Trustee of the
Jane F. Guzikowski Revocable Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas J. Guzikowski and Michael V. Guzikowski, Co-Trustees of the Jane F. Guzikowski Revocable Trust dated August 17, 2017, Restatement dated February 24, 2020, Trust Amendment dated May 27, 2021, and Trust Restatement dated January 28, 2022, 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 21st day of October, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Belle Meade, Block 2, Section 10, as of recording Book 2900, Page 114, Register's Office for said County, described as follows:

Beginning on the easterly margin of Chancery South, at the corner of Lots Nos. 2 and 3; thence with the line between said two lots, easterly 395.1 feet; thence South 13 degrees 12' west 9.5 feet; thence south 62 degrees 30' east 13.5 feet; thence south 4 degrees 48' west 42.3 feet to an iron point; thence south 2 degrees 48' west 113 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two Lots, westerly 409.3 feet to the easterly margin of Chancery South; thence with the same, northerly 295 feet to the beginning.

Being the same property conveyed to Jane F. Guzikowski, Francis J. Guzikowski, III, Thomas J. Guzikowski and Michael V. Guzikowski, Co-Trustees of The Guzikowski Tennessee Marital Trust by Quitclaim Deed from Jane F. Guzikowski, Francis J. Guzikowski, III, Thomas J. Guzikowski and Michael V. Guzikowski, Co-Trustees of The Guzikowski Revocable Trust dated March 12, 2012, of record in Instrument No. 20130122-0006589, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 17, 2017 of record in Instrument No. 20171113-016343, Register's Office for Davidson County, Tennessee, Jane F. Guzikowski, Francis J. Guzikowski, III, Thomas J. Guzikowski and Michael V. Guzikowski, Co-Trustees of The Guzikowski Tennessee Marital Trust conveyed subject property to Jane F. Guzikowski, Trustee of The Jane F. Guzikowski Revocable Trust dated August 17, 2017. The said Jane F. Guzikowski having since died on July 29, 2024. The Successor Trustees are Thomas J. Guzikowski and Michael V. Guzikowski.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable. Map and Parcel No. 13014002000.
2. Belle Meade city taxes for the year 2025, a lien, but not yet due and payable. Map and Parcel No.: 13014002000.
3. All matters appearing on the Plan of record as Book 2900, Page 114, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/21/24 (date of document).

Affiant Signature

10/21/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

