Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd , Suite 130
[illegible]ville, TN 37215

This Instrument Prepared by and Return to.
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1300533 **DEEDWARR**
07/22/2025 09 34·57 AM 2 pgs
Fees $13 00 Taxes $4,273 50
20250722-0057568

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,155,000.00

Affiant

Subscribed and sworn before me this the 18th day of July, 2025

Notary Public
My commission expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

# WARRANTY DEED

| Address of New Owner | Send Tax Bill to | Tax Information |
|---|---|---|
| Peter Kowals<br>1414 Holly St<br>Nashville, TN 37206 | New Owner | 083-09-0-444.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAUREN R. FINNEY, AN UNMARRIED WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PETER KOWALS AND ELIZABETH KOPKO,** Husband and Wife , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 28 in Block "D", in the subdivision of the Home Place of Mrs. E.M. Lindsley, a plan of which is of record in Plan Book 2, Page 92, in the Chancery Court at Nashville, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lauren R Finney, an unmarried woman, by Quitclaim Deed from Lauren R Finney, Trustee under the Lauren Rae Finney Trust dated August 11, 2011, said deed dated 10/14/2024 and recorded 10/30/2024 in Instrument No. 20241030-0083823, in the Register's Office of Davidson County, Tennessee

Also being the same property previously conveyed to Lauren R. Finney, Trustee of the Lauren Rae Finney Trust dated August 11, 2011, by Quitclaim Deed from Lauren R Finney and Mark E Medley, dated 03/10/2012 and recorded 12/19/2013 in Instrument No 20131219-0128319, in the Register's Office of Davidson County, Tennessee

Also being the same property previously conveyed to Lauren R Finney and husband, Mark E Medley, by Warranty Deed from Virginia L Cox and Patricia J Miller, both unmarried, as joint tenants with right of survivorship, dated 07/25/1997 and recorded 08/05/1997 in Book 10558, Page 757, in the Register's Office of Davidson County, Tennessee

THIS IS IMPROVED PROPERTY KNOWN AS 1414 Holly St , Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

Witness my hand this the 18th day of July, 2025

Lauren R Finney

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lauren R Finney, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 18th day of July, 2025

My commission expires
7/17/28

Notary Public

