Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1331119 DEEDWARR
10/07/2025 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20251007-0079944

39-B
File #25-1245

NTN-1419357

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Michael Frazee, a married man, Jeremy M. Holley, a married man and Andrew F. Hunt, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas Puchalski, an unmarried person**, hereinafter called the **Grantee**, Grantee's 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. A on the Plan of Homes at 2418 Chapman Drive, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240918-0072234, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Michael Frazee, a married man, Jeremy M. Holley, a married man and Andrew F. Hunt, a married man by Warranty Deed from Allen Perry, a married man, of record in Instrument No. 20241003-0076616, Register's Office of Davidson County, Tennessee. The Grantor's are all married; however, the Grantors nor the Grantor's spouses or issue have resided in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2418 A Chapman Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Douglas Puchalski **2418 A Chapman Drive** **Nashville, TN 37206**	**Douglas Puchalski** **2418A Chapman Drive** **Nashville TN 37206**	**083-11-0V-001.00**

WITNESS THE EXECUTION HEREOF this 29th day of September, 2025.

John Michael Frazee

Jeremy M. Holley

Andrew F. Hunt

State of Tennessee)
County of Davidson)

On this 29th day of September, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Michael Frazee, Jeremy M. Holley and Andrew F. Hunt, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

COUNTY OF DAVIDSON
ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 3/3/26

State of ~~Tennessee~~ Missouri)
County of St. Charles)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,200,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of September, 2025.

Notary Public

My Commission Expires: Oct 24, 2025

ERIN SCHOMAEKER
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES OCTOBER 24, 2025
ST. CHARLES COUNTY
COMMISSION #21034456

Tennessee Certification of Electronic Document

I, **Meghan Napoli**, do herby 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 Oct 2nd 2025 (date of document).

Affiant Signature

10-2-25

Date

State of Missouri

County of ~~St. Louis~~ JK St Charles

Sworn to and subscribed before me this 2nd day of October, 2025.

JOANN KARN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 23, 2027
ST. CHARLES COUNTY
COMMISSION #06434762

Notary's Signature

MY COMMISSION EXPIRES: June 23, 2027

NOTARY'S SEAL: