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# 1351465 DEEDWARR
11/26/2025 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,175.60
20251126-0094496

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $588,000.00.

Becca Moss
Affiant

Subscribed and sworn before me this the 20 day of November, 2025.

Notary Public
My commission expires:

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-5-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rachel McGovern Brian McGovern 1003 Alice St Unit B Nashville, TN 37218	new owner	070-07-0V 002.00

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, ELIZABETH JANOSEK F/K/A ELIZABETH PANGIA, AND HUSBAND, JASON JANOSEK, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RACHEL MCGOVERN AND BRIAN MCGOVERN, 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 Unit B of Onethousandthree Alice Street, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Onethousandthree Alice Street of record in Instrument No. 20210318-0036258, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Onethousandthree Alice Street as shown on Exhibit "B" to the Declaration of record in Instrument No. 20210318-0036258, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Elizabeth Pangia, married, by Warranty Deed from Nathan Dale Stoops Real Estate, LLC, a Tennessee limited liability company, dated 7/12/2023 and recorded 7/18/2023 in Instrument No. 20230718-0055237, in the Register's Office of Davidson County, Tennessee.

Adam Janosek, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS PROPERTY KNOWN AS 1003 Alice St Unit B, Nashville, TN 37218.

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 19 day of November, 2025.

Elizabeth Janosek f/k/a Elizabeth Pangia

Adam Janosek by Elizabeth Janosek as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth Janosek f/k/a Elizabeth Pangia, 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 19 day of November, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Elizabeth Janosek f/k/a Elizabeth Pangia with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Adam Janosek by Specific POWER OF ATTORNEY dated 11/04/2025, and who acknowledged that he executed the same as the free act and deed of Adam Janosek.

Witness my hand and official seal this 19 day of November, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **11/20/2025** **(date of document)**.

Affiant Signature

11/25/2025

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this **25** day of **November**, **20_25__.**

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029