Name and Address of New Owner:
Olivia Howell and Michael Howell
3318 Dumas Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1365261 DEEDWARR
01/05/2026 02:31 PM 2 pgs
Fees: $13.00 Taxes: $2,730.60
20260105-0000504

Map & Parcel No: 133-03-0-161.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cody James Chlebowski and Katherine Ladd Chlebowski, Co-Trustees of The Chlebowski Family Trust, dated March 29, 2023**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Olivia Howell and Michael Howell, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Glencoe Acres, Section II of record in Plat Book 1835, Page 136, 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 Cody James Chlebowski and Katherine Ladd Chlebowski, Co-Trustees of The Chlebowski Family Trust, dated March 29, 2023 by Quitclaim Deed from Cody James Chlebowski and Katherine Ladd Chlebowski, husband and wife of record in Instrument No. 20230330-0023248 Register's Office for Davidson County, Tennessee, dated March 29, 2023 and recorded on March 30, 2023.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3318 Dumas Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of December, 2025.

The Chlebowski Family Trust dated March 29, 2023

By: _____(SEAL)
Cody James Chlebowski, Co-Trustee

By: _____(SEAL)
Katherine Ladd Chlebowski, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2025, before me personally appeared Cody James Chlebowski and Katherine Ladd Chlebowski, Co-Trustees of The Chlebowski Family Trust dated March 29, 2023, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of December, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

**AFFIDAVIT OF VALUE**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $738,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of December, 2025.

_____
Notary Signature
My commission expires: 11/05/29

MATTIE MARTIN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029 DAVIDSON COUNTY