Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 312,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 2026.

Notary Public
COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch # 1366144 DEEDWARR
01/06/2026 11:16:31 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40
20260106-0000930

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taylor Rozich	New Owner	108-15-0A-026-00
(NAME)	(NAME)	
237 Woodmaker Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nevelin M. Fowlkes, a widow,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Taylor Rozich, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County. Tennessee. being Lot No. 26, on the plan of PERCY PRIEST WOODS SUBDIVISION. REVISION OF CHESWICKE PARK P.U.D., of record in Plat Book 9700, Page 384, in the Register's Office. Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to in KENNETH FOWLKES AND WIFE, NEVELIN M. FOWLKES by Warranty Deed of record in Instrument No. 20130528-0053491, dated May 16, 2013 and recorded May 28, 2013, Register's Office Davidson County, Tennessee.

KENNETH FOWLKES having died on May 16, 2020, leaving Nevelin M. Fowlkes as the sole owner of the property as the surviving tenant by the entireties.
NEVELIN M. FOWLKES and MAGALINE FOWLKES are one and the same person.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 237 Woodmaker Court (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37214 (Postal Zip)

File No.: 8817-25
Warranty Deed Individual LES rev. 09-2018

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 assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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 5 day of January, 2026.

Nevelin M. Fowlkes, a/k/a Magaline Fowlkes, by Keith Fowlkes, her Attorney-in-Fact

Nevelin M. Fowlkes, a/k/a Magaline Fowlkes,
by Keith R. Fowlkes, her Attorney-In-Fact
Pursuant to Power of Attorney of Record in Book _____, Page _____,
Register's Office for Davidson County, Tennessee.

State of Tennessee

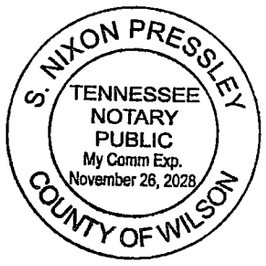
County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Keith R. Fowlkes, Attorney-In-Fact for Nevelin M. Fowlkes, a/k/a Magaline Fowlkes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as the free act and deed of Nevelin M. Fowlkes, a/k/a Magaline Fowlkes for the purposes therein contained.

WITNESS my hand and seal this 5 day of January, 2026.

S. Nixon Pressley

Commission Expires: 11/26/2028



File No.: 8817-25
Warranty Deed Individual LES rev. 09-2018