Karen Johnson Davidson County
Batch# 1372430 DEEDWARR
01/22/2026 03:19:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20260122-0005457

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39053-01-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 20th day of January, 2026. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joe Tran 406 Janette Avenue Goodlettsville, TN 37072	Joe Tran 406 Janette Avenue Goodlettsville, TN 37072	Map and Parcel No.: 03312005900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Denise Carmella Costanza, as Successor Trustee of the Catherina Watry Revocable Trust under agreement dated December 30, 2022 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Joe Tran, unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 406 Janette Avenue, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20 day of January, 2026.

GRANTOR:

Denise Carmella Costanza Trustee

Denise Carmella Costanza, as Successor Trustee of the
Catherina Watry Revocable Trust
under agreement dated December 30, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Denise Carmella Costanza, as Successor Trustee of the Catherina Watry Revocable Trust under agreement dated December 30, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of January, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 217 on the Map of Gatewood, Section 1, as of record in Book 3300, Page 47 to 52, both inclusive, Register's Office.

Said Lot No. 217 fronts 94 feet on the Northeasterly side of Janette Avenue, and extends back 195.5 feet on the Southeasterly line and 186.9 feet on the Northwesterly line, to a dead line in the rear on which it measures 73.2 feet thereon.

Being the same property conveyed to James R. Watry and Catherina A. Watry, husband and wife, by Warranty Deed from George W. Adams and wife, Kathleen M. Adams, of record in Instrument No. 20051007-0121053, in the Register's Office of Davidson County, Tennessee, dated September 30, 2005 and recorded on October 07, 2005. The said James R. Watry having died on July 26, 2020. By Quitclaim Deed dated December 30, 2022 of record in Instrument No. 20230119-0004456, Register's Office for Davidson County, Tennessee, Catherina A. Watry conveyed subject property to Catherina Anne Watry, as Trustee, of the Catherina Watry Revocable Trust. The said Catherina Anne Watry having since died on November 1, 2025. Pursuant to the terms of the Catherina Watry Revocable Trust Agreement dated December 30, 2022, Denise Carmella Costanza is the Successor Trustee of said trust.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Book 3300, Pages 47-52, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3370, Page 121, as amended in Book 3398, Page 438, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 January 20th, 2026 (date of document).

Affiant Signature

1/30/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of January, 2026

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027