Karen Johnson Davidson County
Batch# 1373266 DEEDWARR
01/29/2026 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20260129-0006214

**WARRANTY DEED**

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31st~~ 22nd day of January, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. AD-25-11767

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Grabowski, Francine Grabowski, and Christopher Grabowski | NEW OWNER | |
| (NAME) | (NAME) | 172-14-0B-023.00-CO |
| 4565 Winfield Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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/we, **Robert A. Simmons and Kathryn Jean Simmons, Trustees of The Simmons Trust dated May 17, 1990 and Restated September 26, 2008**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Grabowski and Francine Grabowski, husband and wife , and Christopher Grabowski, unmarried, as tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 23 on the Plan of Winfield Park, Phase 1, Section 1, Revision 1, of record in Instrument No. 20010313-0024108, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Robert A. Simmons and Kathryn J. Simmons, as Trustees of the Simmons Trust dated May 17, 1990 and Restated September 26, 2008 by Warranty Deed from Lijun Geng and Jianpu Wang, wife and husband of record in Instrument No. 20230927-0075810 Register's Office for Davidson County, Tennessee, dated September 18, 2023 and recorded on September 27, 2023.**

**This is property more commonly known as 4565 Winfield Drive, Nashville, TN 37211.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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.

AD-25-[illegible] Warranty Deed

Witness my/our hand this 21st day of January, 2026.

The Simmons Trust dated May 17, 1990 and
Restated September 26, 2008

By: _____
Robert A. Simmons, Trustee

By: _____
Kathryn Jean Simmons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2026, before me personally appeared Robert A. Simmons and Kathryn Jean Simmons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of The Simmons Trust dated May 17, 1990 and Restated September 26, 2008, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

Witness my hand, at office, this 21st day of January, 2026.

_____
Notary Signature
My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

## TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 21, 2026

Affiant Signature

January 21, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 21 day of January, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY