Karen Johnson Davidson County
Batch# 1378387 DEEDWARR
02/09/2026 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20260209-0009601

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy, 2nd Floor, Suite L, Murfreesboro, TN 37129

File No.: 2025-80896

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Sydney Rogers Cowan, Trustee	Sydney Rogers Cowan, Trustee	131010D06900CO
(NAME)	(NAME)	
4524 Beacon Drive	4524 Beacon Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventeen Thousand Five Hundred And No/100 Dollars ($317,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHRISTINA BECHTEL, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SYDNEY ROGERS COWAN, A/K/A SYDNEY BENNETT ROGERS COWAN, AS TRUSTEE OF THE SYDNEY ROGERS COWAN REVOCABLE TRUST, ESTABLISHED BY A CERTAIN REVOCABLE TRUST DATED MAY 17, 2021, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING Unit No. 69, also known as Unit 11-A, on the Plan for Georgetown Apartments, Condominium Apartments, as shown by plat appearing of record in Book 5200, page 4, of the Register's Office of Davidson County, Tennessee, which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, established by Master Deed in Book 5211, page 325, as amended in Book 5616, page 133 and Book 6079, page 516, of the Register's Office of Davidson County, Tennessee.

BEING the property conveyed to Christina Bechtel, an unmarried woman, by Warranty Deed from Zillow Homes Property Trust, a Delaware Statutory Trust, dated August 9, 2021, appearing of record in Instrument No. 20210823-0113381, of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☑property, known as 5025 Hillsboro Pike, Apt 11A, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 4 day of February, 2026.

Christina Bechtel

STATE OF TENNESSEE

COUNTY OF Williamson

On this 4 day of February, 20 26, before me personally appeared Christina Bechtel, 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 (or person's) free act and deed.

Notary Public

Printed Name: Dennis L. Lewis Jr

My Commission Expires: 05/06/2029

DENNIS L LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 February 4 2026 (date of document).

Affiant Signature

2/4/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of February, 2026

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

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