Karen Johnson Davidson County
Batch # 1386883 DEEDWARR
03/02/2026 08:44:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260302-0015885

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 142 10 0E 042.00

WARRANTY DEED

Property Address & New Owner:
STEPHEN E. OCHAB, Trustee of the
STEPHEN E. OCHAB REVOCABLE
LIVING TRUST
7516 Station Drive
Nashville, TN 37221

Mail Tax Statement to:
Stephen E. Ochab
9406 Lake Shore Drive
Brentwood, TN 37027

The GRANTOR, **STEVE OCHAB, unmarried,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

STEPHEN E. OCHAB, Trustee of the STEPHEN E. OCHAB REVOCABLE LIVING TRUST, dated February 16, 2026

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being Unit 42 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to LINDSEY BEESON, a married woman and STEVE OCHAB, a married man, by Warranty Deed of record in Instrument No. 20161207-0128268, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: all matters appearing on the plan of record in Instrument No. 20160104-0000543 and Exhibit A of Instrument No. 20160108-0001959; restrictions of record in Instrument No. 20160108-0001959; Articles of Incorporation/ Charter of record in Instrument No. 20160308-0022218; easement for roadway right of way of record in Book 2086, page 272; sewer line easement of record in Book 4613, page 509; sign lease as reflected in Uniform Commercial Code Financing Statement of record in Book 7032, page 292; Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20151001-0099985; all of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS ONLY INTENDED TO CONVEY THE ONE-HALF (1/2) INTEREST HELD BY STEVE OCHAB AND DOES NOT PURPORT TO AFFECT THE REMAINING ONE-HALF (1/2) INTEREST IN ANY WAY.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 16th day of February, 2026, by the undersigned.

STEVE OCHAB

STATE OF TENNESSEE

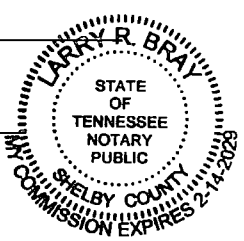
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **STEVE OCHAB**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 16th day of February 2026.

NOTARY PUBLIC

My Commission Expires: _____



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 16th day of February 2026.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-14-2028