Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1045

Karen Johnson Davidson County
Batch# 1387599 DEEDWARR
03/03/2026 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260303-0016650

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Kowalski, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wilson Mitchum, single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A, 924 Strouse Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20140122-0005914, Register's Office for Davidson County, Tennessee, said Unit depicted on the Site Plan attached as Exhibit B to aforementioned Declaration.

Being the same property conveyed to Lauren M. Mourier, a single woman, and Mark A. Mourier, a married man, daughter and father, as joint tenants with rights of survivorship by Warranty Deed from Christopher N. Coyne and wife Cory B. Coyne of record in Instrument No. 20171002-0100677 Register's Office for Davidson County, Tennessee, dated October 02, 2017 and recorded on October 02, 2017.

Being the same property conveyed to Lauren M. Mourier, a single woman, and William A. Bently , a Single Man, as joint tenants with rights of survivorship by QuitClaim Deed from Lauren M. Mourier, a single woman, and Mark A. Mourier, a married man, daughter and father, as joint tenants with rights of survivorship of record in Instrument No. 20210528-0072293 Register's Office for Davidson County, Tennessee, dated May 25, 2021 and recorded on May 28, 2021.

Being the same property conveyed to Andrew Kowalski, unmarried man by Warranty Deed from William A. Bentley and Lauren M. Bentley, husband and wife of record in Instrument No. 20240610-0043245 Register's Office for Davidson County, Tennessee, dated June 06, 2024 and recorded on June 10, 2024. Andrew Kowalski is now married to Kelsey Heigert and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 924 A Strouse Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Wilson Mitchum 924 A Strouse Avenue Nashville, TN 37206	Primis Mortgage Company, 5535 Currituck Dr., Suite 120 Wilmington, NC 28403	072-13-0C-001.00

WITNESS THE EXECUTION HEREOF this 25th day of February, 2026.

Andrew Kowalski by Stanley D. Heigert, Attorney in Fact

Andrew Kowalski by Stanley D. Heigert, Attorney in Fact

Kelsey Heigert by Stanley D. Heigert, Attorney in Fact

Kelsey Heigert by Stanley D. Heigert, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 25th day of February, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared Stanley D. Heigert, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew Kowalski and Kelsey Heigert, acknowledged that such person executed the same as the free act and deed of Andrew Kowalski and Kelsey Heigert pursuant to the Power of Attorney recorded in Instrument Nos. 202603030016648 - _____ and 202603030016649 - _____, Register's Office for Davidson County, Tennessee.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 510,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of February, 2026.

Notary Public

My Commission Expires: 3-20-28

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/25/2026. (date of document).

Affiant Signature

2/25/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

