This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25404-AP

Karen Johnson Davidson County
Batch# 1398412 DEEDWARR
03/27/2026 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $802.90
20260327-0024293

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $217,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 26th day of March, 2026.

Notary Public
My Commission Expires: 1/22/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Guilherme Polzin Elizabeth Counts 8431 Callabee Way, Unit 14 Antioch, TN 37013	NBKC Bank 8320 Ward Pakway Kansas City, MO 64114	181-02-0A-126-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sherol Pamela Edwards, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Guilherme Polzin, an unmarried man, and Elizabeth Counts, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium unit situated within Davidson County, Tennessee, and being further known as Unit G-14, together with the appurtenant common elements of Lenox Creekside, Phase I, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Lenox Creekside, Phase I, of record as Instrument No. 20060306-0025686; as amended and supplemented in Instrument No. 20060606-0066938; Instrument No. 20070801-0091466; and in Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the site-plan attached as exhibit to said Master Deed; and the boundary plat of record in Book 9700, page 374, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed Sherol Pamela Edwards, unmarried woman by Warranty Deed from Lauren E. Foltz, an unmarried woman, dated March 17, 2022, recorded March 28, 2022, of record in Instrument No. 20220328-0035396, Register's Office for Davidson County, Tennessee.

This is improved property located at: **8431 Callabee Way, 14, Antioch, TN 37013**

202603270024293

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 26th day of March, 2026.

GRANTOR:

Sherol Pamela Edwards

Sherol Pamela Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sherol Pamela Edwards, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of March, 2026.



Notary Public
My Commission expires: 1/22/30

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 03-26-2026.

Affiant Signature — Date: 03-26-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 03-26-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY