Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

20261089R

Karen Johnson Davidson County
Batch # 1415173 DEEDWARR
05/04/2026 10:35:14 AM 2 pgs
Fees: $13.00 Taxes: $19,436.10

20260504-0039386

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $5,253,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2026.

Notary Public

My commission expires: _____

JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires February 2, 2030

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Keith Kozo	Keith Kozo	**117-11-0-069.00**
1617 Graybar Lane	766 Arroyo Rd.	
Nashville, TN 37215	Los Altos, CA 94024-3110	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Peter Wojtkiewicz, unmarried, and Jacqueline Wojtkiewicz, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith Kozo, a married person

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly 105 feet of Lot No. 18 and the Westerly 65 feet of Lot No. 19 on the Map of Glen Echo Subdivision of the Noel Property, not of record, described according to a survey made by W.B. Southgate, Surveyor, August, 1925, as follows:

Beginning on the Southerly margin of Graybar Lane, formerly Watkins Street, at a point 510 feet West of the Westerly margin of Belmont Boulevard, thence Southwardly and parallel with said Boulevard 400 feet to the Northerly line of Lot No. 22; thence with the Northerly line of Lots Nos. 22 and 23, Westwardly 170 feet to a point 170 feet East of the Southeast corner of Lot No. 17; thence Northwardly and parallel with the Easterly line of Lot No., 17; 400 feet to the Southerly margin of said Lane; thence with the said Lane Eastwardly 170 feet to the beginning.

Being the same property conveyed to Peter Wojtkiewicz and wife, Jacqueline Wojtkiewicz by Warranty Deed from Fred T. McLaughlin and wife, Laura R. McLaughlin of record in Instrument No. 20160104-0000606, Register's Office for Davidson County, Tennessee, dated January 04, 2016 and recorded on January 04, 2016.

Grantors having since divorced as per Docket No. 23D1426 in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 1617 Graybar Lane, Nashville, TN 37215.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 1st day of May, 2026:

Peter Wojtkiewicz

Jacqueline Wojtkiewicz

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Peter Wojtkiewicz and Jacqueline Wojtkiewicz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 1st day of May, 2026.

My Commission Expires: 5/13/28

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY