Karen Johnson Davidson County
Batch# 1418811 DEEDWARR
05/11/2026 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,676.10
20260511-0042397

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF April, 2026

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance Smith	NexBank	
(NAME) 7277 Charlotte Pike #303	(NAME) 2515 McKinney Ave. 1700	114 08 0C 151.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Dallas, TX 75201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KRISTOPHER ELIAS KAWALSKI, TRUSTEE OF THE KRISTOPHER ELIAS KAWALSKI REVOCABLE LIVING TRUST, ESTABLISHED BY TRUST AGREEMENT DATED AUGUST 28, 2025** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONSTANCE SMITH, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 147 on the Plan of WEST PARK, PHASE 3, a Horizontal Property Regime created under Title 66, Section 27 101, et seq., as amended, Tennessee Code Annotated, as established by a Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record in Instrument No. 20040304 0024541, as amended by Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, in the Register's Office for Davidson County, Tennessee, and supplemented to Annex Phase 3 by Instrument No. 20060202-0013378, and as further set out on the Plan of WEST PARK, PHASE 3, of record in Instrument No. 20060202-0013378, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kristopher Elias Kawalski, Trustee of the Kristopher Elias Kawalski Revocable Living Trust, established by Trust Agreement dated August 28, 2025, as amended from time to time, by Quitclaim Deed from Kristopher Elias Kawalski, a married man, of record in Instrument No. 20250904 0070737, in the Register's Office of Davidson County, Tennessee, dated August 29, 2025, and recorded on September 04, 2025. Deed of Correction of record in Instrument No. 202605110042396 **, Register's Office of Davidson County, Tennessee.**

PM2026-511

Being the same property conveyed to Kristopher Elias Kawalski, unmarried man, by Warranty Deed from Melanie Sesterhenn a/k/a Melanie S. Hallowell, married, of record in Instrument No. 20220527-0061722, in the Register's Office of Davidson County, Tennessee, dated May 19, 2022, and recorded on May 27, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7277 Charlotte Pike #303, Nashville, TN 37209
(House Number) (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 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. 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 hand this 29 day of April, 2026

THE KRISTOPHER ELIAS KAWALSKI REVOCABLE LIVING TRUST, ESTABLISHED TRUST AGREEMENT DATED AUGUST 28, 2025

BY: Trustee
KRISTOPHER ELIAS KAWALSKI, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Kristopher Elias Kawalski,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Trustee** of the **Kristopher Elias Kawalski Revocable Living Trust, established by Trust Agreement dated August 28, 2025**, the within named bargainor, a trust, and that he/she as **Trustee** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Trustee** of the **Kristopher Elias Kawalski Revocable Living Trust, established by Trust Agreement dated August 28, 2025**.

Witness my hand and official seal this 29 day of April, 2026.

Commission expires:

HOLDEN L. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 03 2029

Notary Public

PM2026-511

202605110042397

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 4/29/26. (date of document).

Affiant Signature

5/8/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY