Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260453974**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $969,000.00 Affiant Subscribed and sworn to before me, this 1st day of June, 2026. Notary Public My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Karen Johnson
Batch # 1427125
06/02/2026 10:30:09 AM
Fees: $13.00 Taxes: $3,585.30

Davidson County
DEEDWARR
2 pgs

20260602-0049399

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jack Wilson and Isabelle Roznik 1133 Woodvale Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 131-04-0-142.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kent Alan Bickel and Kathryn Reynolds Bickel, Co-Trustees of The Bickel Tennessee Community Property Trust, dated January 23, 2024** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jack Wilson and Isabelle Roznik, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson , Tennessee, being Lot(s) 5, in Block 19, as shown on the map entitled College Park, of record in Plat Book 843, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KENT ALAN BICKEL and KATHRYN REYNOLDS BICKEL, HUSBAND AND WIFE, by deed from DANIEL L. BICKEL and CYNTHIA M. BICKEL, husband and wife, of record in Instrument No. 20180523-0049235, dated May 18, 2018, said Register's Office.

KENT ALAN BICKEL and KATHRYN REYNOLDS BICKEL, HUSBAND AND WIFE conveyed to KENT ALAN BICKEL AND KATHRYN REYNOLDS BICKEL, AS CO-TRUSTEES OF THE BICKEL TENNESSEE COMMUNITY PROPERTY TRUST, DATED JANUARY 23, 2024, by quitclaim deed of record in Instrument No. 20240129-0005690, dated January 23, 2024, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 131-04-0-142.00.

Matters shown on the Plan of record in Plat Book 843, page 29, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7647, page 644, said Register's Office.

This is improved property located at 1133 Woodvale Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of June, 2026.

The Bickel Tennessee Community Property Trust, dated January 23, 2024

Co-Trustee

By: Kent Alan Bickel, Co-Trustee

Kathryn Reynolds Bickel, Co-Trustee

By: Kathryn Reynolds Bickel, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kent Alan Bickel and Kathryn Reynolds Bickel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Bickel Tennessee Community Property Trust, dated January 23, 2024, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

My Commission Expires: _____