Karen Johnson Davidson County
Batch# 1437681 DEEDWARR
06/24/2026 02:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20260624-0057111

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me this 16th day of June, 2026.

Notary Public
My Commission Expires: 4/29/2030

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

File No.: 2026-1375

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rebecca Watters	New Owner	
8431 Callabee Way Nashville, TN 37013		181-02-0A-115.00-CO

WARRANTY DEED

For and in 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

Janet A. Chowaniec, unmarried, and Donald L. Chowaniec, a married man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Rebecca Watters, unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. G-3 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed

Being the same property conveyed to Janet A. Chowaniec, a single woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070418-0046175 Register's Office for Davidson County, Tennessee, dated April 17, 2007 and recorded on April 18, 2007.

Being the same property conveyed to Janet A. Chowaniec, unmarried, and Donald L. Chowaniec,

married, as tenants in common with right of survivorship by Quitclaim Deed from Janet A. Chowaniec, unmarried of record in Instrument No. 20211112-0150880 Register's Office for Davidson County, Tennessee, dated November 05, 2021 and recorded on November 12, 2021.

Donald L Chowaniec, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved _____unimproved property and the address of the herein described property is believed to be 8431 Callabee Way, G3, Nashville, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 16th day of June, 2026.

Janet A Chowaniec

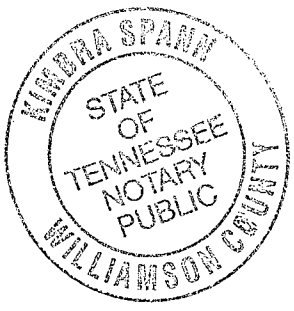
Janet A. Chowaniec

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of June, 2026, before me personally appeared Janet A. Chowaniec to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of June, 2026.

Notary Signature
My commission expires: 1/17/2027



Witness my hands this 10th day of June, 2026.

Donald L. Chowaniec

STATE OF FLORIDA
COUNTY OF ORANGE

On this 10th day of June, 2026, before me personally appeared **Donald L. Chowaniec** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2026.

Notary Signature
My commission expires: 02/17/2030

NOTARY PUBLIC STATE OF FLORIDA
LORIN ANTHONY BRIGLE
MY COMMISSION # HH 763761
EXPIRES: February 17, 2030

Tennessee Certification of Electronic Document

I, Justin Foster 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 6/16/26 (date of document).

Affiant Signature

6/16/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of June, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027