Name and Address of New Owner:
Alexandra Smith Mohilowski
2393 Somerset Valley Drive
Antioch, TN 37013

Send Tax Bills To:
Alexandra Smith Mohilowski
2393 Somerset Valley Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch # 1440606 DEEDWARR
06/30/2026 01:26:06 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260630-0059101

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 173-06-0B-009-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Kosinski, an unmarried man and Kristen S. Peek, an unmarried woman, as tenants in common with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexandra Smith Mohilowski, sole ownership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, bing Lot No. 9, on the Final Plat, Cambridge Park Subdivision, Phases 2 & 3, of record in Instrument No. 20160609-0058582, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to William Kosinski, an unmarried man and Kristen S. Peek, an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed dated April 14, 2017 from Atkins & Associates Homebuilders, Inc., a Tennessee Corporation, recorded April 19, 2017 in Instrument No. 20170419-0038404 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24 day of June, 2026.

_____(SEAL)
William Kosinski

Kristen Kosinski (SEAL)
Kristen S. Kosinski

STATE OF TENNESSEE

COUNTY OF Williamson

On this 24 day of June, 2026, before me personally appeared William Tyler Kosinski and Kristen Starr Kosinski, 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 24 day of June, 2026.

Nichole Dowling
Notary Signature
My commission expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $485,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian Mitchell
(Affiant)

Sworn to and subscribed before me this
24 day of June, 2026.

Dawn Martin
Notary Public
My commission expires: 11/05/29
File No. 2026-8972-ND

