Karen Johnson Davidson County
Batch# 1464361 DEEDWARR
08/26/2026 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $4,806.30
20260826-0078914

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 10/10/

(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

File No. AR-26-3451

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Catherine P. Gregory	Same As New Owner	
(NAME)	(NAME)	
3315 Park Avenue		092-13-0-175.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/we, **Jason Wozniak and Chloe Wozniak, as Co-Trustees of The Wozniak Tennessee Community Property Trust dated April 10, 2026**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine P. Gregory, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 2 on the Map of Charlotte Park Company's 2nd Addition to Nashville, of record in Plat Book 57, Page 160, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chloe Wozniak and Jason Wozniak, wife and husband by Warranty Deed from William E. Bowers, an unmarried man of record in Instrument No. 20231120-0090340 Register's Office for Davidson County, Tennessee, dated November 17, 2023 and recorded on November 20, 2023.

Being the same property conveyed to Jason Wozniak and Chloe Wozniak, as Co-Trustees of The Wozniak Tennessee Community Property Trust, dated April 10, 2026 by Quit Claim Deed from Chloe Wozniak and Jason Wozniak, wife and husband of record in Instrument No. 20260414-0030051 Register's Office for Davidson County, Tennessee, dated April 10, 2026 and recorded on April 14, 2026 and Affidavit of Scrivener's Error recorded in Instrument No. 20260504-0039169 .

This is property more commonly known as 3315 Park Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 21st day of August, 2026.

The Wozniak Tennessee Community Property Trust dated April 10, 2026

Jason Wozniak, Co-Trustee

Chloe Wozniak, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Jason Wozniak and Chloe Wozniak, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Co-Trustees of The Wozniak Tennessee Community Property Trust dated April 10, 2026, the within named bargainor, and that they as such Co-Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Co-Trustees.

Witness my hand this 21st day of August, 2026.

NOTARY PUBLIC

My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Please Return to:

Magnolia Title & Escrow
2913 Berry Hill Drive
Nashville, TN 37206

Certificate of Authenticity

I, Christian Reynolds, 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 **August 21, 2026**.

Date

Affiant Signature

August 21, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **21** day of **August**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)