Karen Johnson Davidson County
Batch# 1465204 DEEDWARR
08/28/2026 03:48:30 PM 2 pgs
Fees: $13.00 Taxes: $9,616.30
20260828-0080076

WARRANTY DEED

File #26-TC-6003-MW

(SEAL)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Wozniak and Chloe Wozniak, Co-Trustees of Wozniak Tennessee Community Property Trust dated April 10,2026	**New Owner**	
(NAME)	(NAME)	**158 04 0 007.00**
6003 Sherwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRADLEY BELANGER, AN UNMARRIED MAN, AND MONICA BELANGER, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JASON WOZNIAK AND CHLOE WOZNIAK, CO-TRUSTEES OF WOZNIAK TENNESSEE COMMUNITY PROPERTY TRUST DATED APRIL 10, 2026,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 464 on the Plan of HILLSBORO PARK, SECTION VI, as of record in Plat Book 2663, Page 95, in the Register's Office for said County.

Said Lot No. 464 fronts 175.6 feet on the Northerly side of Sherwood Drive and extends back 250.7 feet on the Westerly line and 263.8 feet on the Easterly line to a broken line, measuring 234.0 feet thereon.

Being the same property conveyed to Bradley Belanger and Monica Belanger, a Married Couple, by Warranty Deed from Clifford Russell, Beneficiary, David McCracken, Beneficiary, John Hall Russell, Beneficiary, and Ralph McCracken, Beneficiary of the Estate of Hollie Mae Parker Russell, of record in Instrument No. 20231222-0098948, in the Register's Office of Davidson County, Tennessee, dated December 20, 2023 and recorded on December 22, 2023. Bradley Belanger and Monica Belanger have since divorced, see Docket No. 25CV-54928, in the Chancery Court for Williamson County, Tennessee at Franklin.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO PARK, SECTION VI, as recorded in Plat Book 2663, Page(s) 95.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237 as amended in Book 2603, Page 440 and Book 4207, Page 397.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2855, Page 475.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **6003 Sherwood Drive, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 21st day of August, 2026.

Bradley Belanger

Monica Belanger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2026, before me personally appeared Bradley Belanger, 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 21st day of August, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2026, before me personally appeared Monica Belanger, 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 21st day of August, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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

8/25/26
Date

Warranty Deed
File: 26-TC-6003-MW

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **25** day of **August**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029
Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County