BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 OF **APRIL, 2023.** Notary Public MY COMMISSION EXPIRES: **March 3, 2026** (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES BOHLEN, ET UX	**SAME**	**091-09-0-325.00**
(NAME) **429 BEAUCHAMP CIRCLE**	(NAME)	
(ADDRESS) **FRANKLIN, TN 37067**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 992909 **DEEDWARR**
04/17/2023 02:54:00 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20230417-0028080

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, **MATTHEW T. SLATER, UNMARRIED, AND MARGARETT M. KIMBALL A/K/A MARGARETT M. KIMBLE, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES BOHLEN AND DEBORA BOHLEN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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, as shown on the map entitled Resubdivide of Lot 91 T.M. Nall's Subdivision, of record as Instrument No. 20230111-0002381, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to MONICA N. SLATER, MELISSA L. HANEY, MARGARETT M. KIMBLE AND MITCHELL G. MANN, AS TENANTS IN COMMON, by deed from MONICA N. SLATER (F.K.A MONICA N. MANN), MELISSA L. HANEY (F/K/A MELISSA L. MANN), MARGARETT M. KIMBLE (F/K/A MARGARETT M. MANN A/K/A MARGARET M. MANN), AND MITCHELL G. MANN, AS SUCCESSOR CO-TRUSTEES OF THE BILLY G. MANN AND NANCYE LEE MANN FAMILY TRUST CREATED BY DECLARATION OF TRUST DATED JUNE 26, 2007, of record as Instrument No. 20171025-0109295, dated April 22, 2017, said Register's Office.

MATTHEW T. SLATER, MARGARETT M. KIMBALL, MITCHELL G. MANN, AND MELISSA L. HANEY, further conveyed said property to MATTHEW T. SLATER, UNMARRIED AND MARGARETT M. KIMBALL, A MARRIED WOMAN, by Quitclaim Deed of record as Instrument No. 20230331-0023361, dated March 30, 2023, said Register's Office.

This conveyance is subject to matters shown on the Plan of record as Instrument No. 20230111-0002381; any and all easements, conditions, or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property known as **5913 MAXON AVE., NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 17 day of April, 2023.

MATTHEW T. SLATER

MARGARETT M. KIMBLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Matthew T. Slater and Margarett M. Kimble**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of April, 2023.

My commission expires: **March 3, 2026**

Notary Public

