Karen Johnson Davidson County
Batch# 1272923 DEEDWARR
05/14/2025 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $3,329.17
20250514-0037875

WARRANTY DEED

File #25-212

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,777.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2025

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin R. Ransom	OLD NATIONAL BANK	061-08-0-105.00
(NAME)	(NAME)	
4607 Camellia Place	205 E CHICAGO BLVD 2nd FLOOR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	TECUMSEH, MI 49286	
(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, **Julia K. Bohannon and Steven Bohannon, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dustin R. Ransom, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot 1 on the Map of A.J. McGaughey's Second Hayesboro Addition of record in Book 547, Page 43, Register's office for said Cointy, being Lot 6, on an unrecorded map showing the George C. Nolen 10 acre tract, described as follows:

Beginning at a point in the Westerly margin of Camellia Place, the corner of Lots Nos. 5 and 6, said point being 475.5 feet South of the South margin of Log Cabin Road; thence with the line between lots 5 and 6 Westerly 220 feet to a point in a fence line thence along said fence Southerly 100 feet to the corner of Lots 6 and 7; thence with the line between said lots, Easterly 220 feet to the Westerly margin of Camellia Place; thence with the margin of same, Northerly 150 ft. to the beginning.

Being the same property conveyed to Julia K. Bohannon and Steven Bohannon by Warranty Deed from Michelle Greenfield, Unmarried of record in Instrument No. 20120629-0057038 Register's Office for Davidson County, Tennessee, dated June 26, 2012 and recorded on June 29, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4607 Camellia Place, Nashville, TN 37216
(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 my hand this 9th day of May, 2025.

Julia K. Bohannon

Steven Bohannon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of May, 2025, before me personally appeared Julia K. Bohannon and Steven Bohannon, 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 9th day of May, 2025.

Notary Signature
My commission expires: 7·17·28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 9. 2025.

Affiant Signature

14th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028