This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-6130-AP

Karen Johnson Davidson County
Batch # 1298613 DEEDWARR
07/18/2025 09 39 50 AM 3 pgs
Fees $18 00 Taxes $2,072 00

20250718-0056691

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2025.

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
O'Connor Bailey Olivia Bailey 1038 Petway Ave Nashville, TN 37206	FirstBank 722 Columbia Ave Franklin, TN 37064	083-01-0-271

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Eva Kathleen Kohlmoos FKA Eva Kathleen Boster and Michael Luke Kohlmoos, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **O'Connor Bailey and Olivia Bailey, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 12, Map of Subdivision of the Lands of the Heirs of Mrs. Sallie L Johnson, according to survey and plat of same appearing of record in Book 332, page 164, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eva Kathleen Boster, an unmarried individual and Michael Luke Kohlmoos, an unmarried individual by Warranty Deed from Robert W. Woodhall and Amy Bryson, husband and wife, dated August 27, 2013, recorded September 6, 2013, of record in Instrument No. 20130906-0094388, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1038 Petway Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2025.

GRANTOR:
Eva Kathleen Kohlmoos
Signed with Stavvy

Eva Kathleen Kohlmoos

Michael Luke Kohlmoos
Signed with Stavvy

Michael Luke Kohlmoos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an Electronic Notary, of the State and County aforesaid, personally appeared via audio and video communication. Eva Kathleen Kohlmoos and Michael Luke Kohlmoos, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **10**th day of June, 2025.

Michael Ferrence
Signed with Stavvy

Notary Public
My Commission expires. 5/ 9/2026

MICHAEL FERRENCE
State Of Tennessee Notary Public
County of Davidson
My Commission Expires May 9, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Certificate of Authenticity

I, Jeffrey M. Grissim, 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 June 10, 2025.

Date

Affiant Signature

July 17, 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of July, 2025.

Notary's Signature

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 3, 2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)