Karen Johnson Davidson County
Batch # 1306876 DEEDWARR
08/08/2025 10:36:53 AM 2 pgs
Fees: $13.00 Taxes: $1,254.30
20250808-0063070

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

02-NSH25-09920

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Mahima Giri and Paul B. Bohak 510 Hidden Hill Drive Hermitage, TN 37076	New Owner	076-01-0-134.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marissa Pilcher, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mahima Giri and Paul B. Bohak, wife and husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Certain Real Property Located in Davidson County, Tennessee, described as to follows, wit:

Being Lot No.104-B on the Plan of Zone Lot Division Lot Numbers 88, 104 and 108 Tulip Grove Woods, Phase 1, of record in Plat Book 6900, Page 73, amending Book 6200, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony Arneson and Jennifer Arneson, husband and wife by Warranty Deed from Daniel E. Williams, an unmarried person of record in Instrument No. 20230322-0020883 Register's Office for Davidson County, Tennessee, dated March 22, 2023 and recorded on March 23, 2023.

Being the same property conveyed to Marissa Pilcher, unmarried woman by Warranty Deed from Anthony Arneson and Jennifer Arneson, husband and wife of record in Instrument No. 20231120-0090328 Register's Office for Davidson County, Tennessee, dated November 15, 2023 and recorded on November 20, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 510 Hidden Hill Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th day of August, 2025

Marissa Pilcher

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marissa Pilcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 7th day of August, 2025.

Notary Public

My Commission Expires: 05-14-29

FAITH L LOWE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY