2025-1774-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1333890 DEEDWARR
10/15/2025 10:57:30 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20251015-0082052

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$370,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of October, 2025.

Notary Public

My Commission expires: 8/3/26

(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Allison Bohen	Allison Bohen	073-01-0-095
1816 Aster Court	1816 Aster Court	
Murfreesboro, TN 37128	Murfreesboro, TN 37128	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Howard Pulley, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Allison Bohen, a single woman**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Highland View, Subdivision, as of record in Book 1424, page 39, Register's Office for said County.

Said Lot No. 2 fronts 70 feet on the north side of Fremont Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Howard Pulley, an unmarried man, by Warranty Deed dated May 20, 2004, from Brenda S. Corn, unmarried, of record in Instrument Number 20040527-0062560, Register's Office for Davidson County, TN.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **All matters of record on plat of record in Book 1424, Page 39, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **2115 Fremont Avenue, Nashville, TN 37216.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, her heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 14th day of October, 2025.

Howard Pulley

Howard Pulley

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Howard Pulley,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 14th day of October, 2025.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 **10/14/2025** (date of document).

Affiant Signature
Date **10/14/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **14** day of **October**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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