WARRANTY DEED

Karen Johnson Davidson County
Batch# 1369833 DEEDWARR
01/15/2026 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,206.20
20260115-0003636

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2026

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ahren L. Bohanan	New Owner	086-09-0-030.00
(NAME)	(NAME)	
3236 Dockside Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Jordan R. Nikolaisen, a married man and Peter J. Nikolaisen, a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Ahren L. Bohanan, an unmarried man and David L. Bohanan, an married man, as tenants in common with right of survivorship, hereinafter called the GRANTEE(S), his/her/their 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. 26, on the Plan of Lakeside Woods Estates, Section Three, of record in Plat Book 7900, Pages 218, 219, and 220, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Jordan R. Nikolaisen, an unmarried man, and Peter J. Nikolaisen, a married man, joint tenants with rights of survivorship by Warranty Deed from Leonard G. Davidson and wife, Vickie E. Davidson, dated 10/31/2017, of record in Instrument No. 20171101-0112157, Register's Office for Davidson County, Tennessee. Angelica Nicole Nikolaisen conveys any and all interest she has in the subject property, marital or otherwise. This is not the primary residence of Peter J Nikolaisen or his spouse.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3236 Dockside Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

2025-1220

File No.: 2803057
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th Day of January 2026

Jordan R. Nikolaisen

Angelica Nicole Nikolaisen

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jordan R. Nikolaisen and Angelica Nicole Nikolaisen, , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th Day of January 2026

Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Peter J. Nikolaisen

State of
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter J Nikolaisen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th Day of January 2026

Notary Public:
My Commission Expires: 08-07-2026

RACHEL MACMURRAY
My Commission Expires
08-07-2026
NOTARY SEAL
St. Louis
County
Commission # 22865467
NOTARY PUBLIC - STATE OF MISSOURI

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

Certificate of Authenticity

I, Blake Reynolds, 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 1/9/26.

Date

Affiant Signature

1/14/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of January, 2026.

Notary's Signature

My Commission Expires: 6/22/26

Date

Notary's Seal (if on paper)

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON