WARRANTY DEED

Karen Johnson Davidson County
Batch# 1378547 DEEDWARR
02/10/2026 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260210-0009910

File #25-TC-2109-ON

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF February, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Keleigh Hogan	**Old National Bank**	
(NAME)	(NAME)	**104-10-0-265**
2109 32nd Avenue South	**P.O. Box 918**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Evansville, IN 47706**	
(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 consideration, the receipt of which is hereby acknowledged,

A. JON FRERE AND PENELOPE W. FRERE, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KELEIGH HOGAN, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4B on the Zone Lot Division of Lots 3 and 4 on the Plan of the FIRST REVISION OF WESTVIEW of record in Plat Book 5200, Page 743, Register's Office for said County, as amended of record at Plat Book 5800, Page 393, Register's Office for Davidson County, Tennessee, in which plan reference is hereby made for a more complete description.

Being the same property conveyed to A. Jon Frere and Wife, Penelope W. Frere, by Warranty Deed from Thomas W. Chapman, unmarried, of record in Instrument No. 20021104-0134936, in the Register's Office of Davidson County, Tennessee, dated October 31, 2002, and recorded on November 04, 2002.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 1ST. REVISION, WESTVIEW, as recorded in Plat Book 5200, Page(s) 743 as amended in Plat Book 5800, Page 393.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6271, Page 385, as amended in Book 7046, Page 560.
* Easement for Sanitary Sewer, recorded in Book 6303, Page 656.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2109 32nd Ave S, Nashville, TN 37212**.

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), their heirs and 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), 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/our hand(s) this the 4th day of February, 2026.

A. Jon Frere

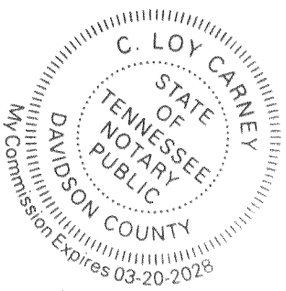
Penelope W. Frere

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of February, 2026, before me personally appeared A. Jon Frere, 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 4th day of February, 2026.

Notary Signature
My commission expires:

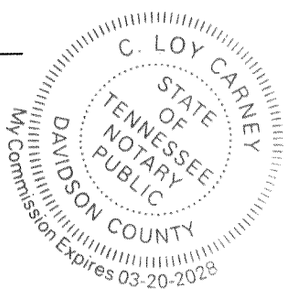


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of February, 2026, before me personally appeared Penelope W. Frere, 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 4th day of February, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 4 day of February, 2026.

Affiant Signature
Date 2-4-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028