THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1380863 DEEDWARR
02/13/2026 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20260213-0011942

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Benjamin Katz and Michelle Katz 7159 Birch Bark Drive Nashville, TN 37221	~~New Owner~~ First Community Mortgage 262 Robert Rose Dr. Murfreesboro TN 37129	142-11-0-032.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Chloe Bremer, unmarried, and Joshua Witty, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Benjamin Katz and Michelle Katz, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 80 on the Plan of Section Two, Valley West of record in Plat Book 3600, Page 86 and amended Plat in Instrument No 20110916-0072116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chloe Bremer, an unmarried woman and Joshua Witty, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Wayne D. Murphy and wife, Martha S. Murphy, filed on August 16, 2023, at Instrument number 20230816-0063773, Davidson County Register of Deeds.

This property is commonly known as 7159 Birch Bark Drive, Nashville, TN 37221*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 10th **day of February, 2026:**

Chloe Bremer

Joshua Witty

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chloe Bremer** and **Joshua Witty,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10 day of **February, 2026:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$720,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 10th DAY OF **February, 2026**:

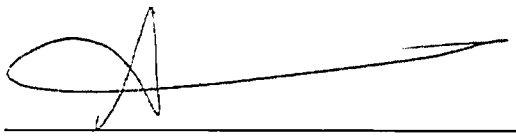
Notary Public

My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 2-13-2025.



Affiant Signature — Date: 2-13-2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2-13-2025.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal