WARRANTY DEED

Karen Johnson Davidson County
Batch# 1381672 DEEDWARR
02/17/2026 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20260217-0012226

File No. AP-26-1061

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Elizabeth Foree	**New Owner**	
(NAME)	(NAME)	086-12-0B-001.00-CO
1041 Saddlestone Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brett T. Bochette and Emily Bochette**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Elizabeth Foree, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract or parcel of land, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Being Unit 1 as shown in Exhibit A-1 of the Declarations of Covenants, Conditions, and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20161123-0124072, and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee, which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Brett T. Bochette, a single man by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company of record in Instrument No. 20180205-0011411 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 05, 2018.

This is property more commonly known as 1041 Saddlestone Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 10th day of February, 2026.

Brett T Bochette
Brett T. Bochette

Emily Bochette by Brett T Bochette, her Attorney in fact
Emily Bochette by Brett T. Bochette, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of February, 2026, before me personally appeared Brett T Bochette, 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 10th day of February, 2026.

Notary Signature
My commission expires:
3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Brett T. Bochette with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Emily Bochette and that this instrument was executed on behalf of the said Emily Bochette for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. ___202602170012225___, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 10th day of February, 2026.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 2-10-26.

Affiant Signature 2-10-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of February, 2026.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON