PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch # 1403806 DEEDWARR
04/09/2026 02:21:36 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20260409-0028963

Ivey Title, LLC Ref: (LM) Title No.: 64400
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Walter Bohn Alma Bohn 234 Myhr Green Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 142070C04300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$395,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gail Hall, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walter Bohn and Alma Bohn, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being UNIT No. 43 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6400, page 24, as amended in Book 6400, page 978, and shown on Exhibit "C" to the Master Deed of record in Book 7184, page 44, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Albert E. Coleman and Gail Lynn Hall, joint tenants with right of survivorship by Warranty Deed from Alexander Schmidt, Executor under the Will of Linda Hubbs Schmidt and Gregory Wayne Hubbs, Trustee of the Linda Hubbs Schmidt Trust, established by instrument dated October 24, 2013, dated May 27, 2020, and recorded on May 29, 2020, of record in Insturment No. 20200529-0055746, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 20, 2021, recorded June 10, 2021, of record in Instrument No. 20210610-0077988, said Register's Office, subject property was conveyed to Gail Lynn Hall.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6400, page 24, as amended in Book 6400, page 978 and shown as Exhibit "C" to the Master Deed in Book 7184, page 44, said Register's Office, which Plan shows an easement to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7184, page 44; Book 7482, page 312; Book 7467, page 279; and Insturment No. 201111010084880, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20060725-0088823, said Register's Office. Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20170206-0012423, said Register's Office.

This is improved property, known as 234 Myhr Green, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of April, 2026.

Gail Hall

Gail Hall

State of Tennessee

County of Davidson

On this 6th day of April, 2026, before me the undersigned authority, personally appeared Gail Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $395,000.00.

Affiant

Sworn and subscribed before me this 6th day of April, 2026.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary