Karen Johnson Davidson County
Batch# 1416689 DEEDWARR
05/06/2026 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260506-0040746

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Christopher Koch and Allison Koch 1411 Boscobel St., Unit B Nashville, TN 37206	Christopher Koch and Allison Koch Same	083 13 4E 002.00 CO(Unit B)

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FirstBank Inc., a Tennessee Corporation** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Christopher Koch and Allison Koch, husband and wife,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1411 Boscobel Street, B, Nashville, TN 37206 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, 1411 Boscobel Street, as shown in the Declaration and Covenants, Conditions and Restrictions for 1411 Boscobel Street, a Horizontal Property Regime with Private Elements of record in Instrument No.: 20200513-0049624 Register's Office for Davison County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to FirstBank, by Substitute Trustee's Deed from Boscobel Brothers, LLC, dated October 22, 2025, and recorded October 22, 2025, of record in Instrument No. 20251022-0084166, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Boscobel Brothers, LLC, a Tennessee limited liability company, by Warranty Deed from Carolyn Russ and Kathryn Russ, dated August 14, 2015, and recorded August 18, 2015, of record in Instrument No. 20150818-0082746, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1411 Boscobel Street, B, Nashville, TN 37206.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 5th day of May, 2026.

FirstBank Inc., a Tennessee Corporation

By: _____
Drew Smitherman, Special Assets Manager
a/k/a Andrew Howard Smitherman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Frank Merlock of the state and county mentioned, personally appeared Drew Smitherman, a/k/a Andrew Howard Smitherman Special Assets Manager of FirstBank, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Special Assets Manager of FirstBank, the within named bargainor, a Corporation, and that such Drew Smitherman, a/k/a Andrew Howard Smitherman, Special Assets Manager of FirstBank as such Special Assets Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Special Assets Manager.

Witness my hand and seal, at office in Nashville, this 5th day of May, 2026.

_____
Notary Signature

Printed Name: Frank Merlock

My commission expires: My Commission Expires May 8, 2029

FRANK MERLOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 5th day of May, 2026

_____
Notary Public
My commission expires: 9/3/29

Alexandra McDaniel
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/03/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashley Rudy, 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 may 5, 2026 (date of document).

Affiant Signature

Date: 5/5/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of may, 2026.

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY