This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-8749-MC

Karen Johnson Davidson County
Batch # 1419290 DEEDWARR
05/12/2026 10:36:19 AM 2 pgs
Fees: $13.00 Taxes: $10,545.00
20260512-0042592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,850,000.00.

Affiant

Subscribed and sworn to before me, this the 5 day of May, 2026.

Notary Public
My Commission Expires: MARCH 20, 2029

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David J. Moore, Trustee of the O'Brien 2012 Family Trust, dated 12/28/2012 1013 Gilmore Avenue Nashville, TN 37204	NEW OWNER	118 01 0 192.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Chris J. Koch and Allison R. Koch, husband and wife**, (individually and/or collectively, "Grantor"), transfer and convey unto **David J. Moore, Trustee of the O'Brien 2012 Family Trust, dated 12/28/2012,** individually and/or collectively, "Grantee"), a 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. 69 on the Plan of RESUBDIVISION OF LOTS 69 & 70, MONTROSE PLACE of record in Plat Book 3500, Page 1, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a monument on the Easterly margin of 11th Avenue, South and extending Eastwardly along an alley 55.0 feet to a monument which is the common corner of Lots 69 and 70; thence Northwardly 160.0 feet along the common border of Lots 69 and 70 to a point in the Southerly margin of Gilmore Avenue which is the common corner of Lots 69 and 70; thence Eastwardly 30 feet along the margin of Gilmore Avenue to a monument; thence Southwardly around a curve 39.27 feet to a monument in the Easterly margin of 11th Avenue, South to a point of beginning.

Being the same property conveyed to Chris J. Koch and Allison R. Koch, husband and wife, by Warranty Deed from Frank Denver Bowers and wife, Jennifer Templeton Bowers, of record in Instrument No. 20140402-0027328, in the Register's Office of Davidson County, Tennessee, dated March 31, 2014, and recorded on April 02, 2014.

This is ☒ improved or ☐ unimproved property located at: **1013 Gilmore Avenue, Nashville, TN 37204**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2026

GRANTOR:

Chris J. Koch

Allison R. Koch

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Chris J. Koch and Allison R. Koch,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of May, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2027