Karen Johnson Davidson County
Batch# 1445553 DEEDWARR
07/13/2026 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20260713-0063009

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*

Ivey Title, LLC Ref: (DL) Title No.: 64555
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas J. Bogan 118 Carriage Drive Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 142020010700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$495,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Warren Feldman and Neil T. Feldman, wife and husband,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Thomas J. Bogan, an unmarried man,** 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:**

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Cross Timbers Section 3 of record in Book 4175, page 21, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Emily Warren Feldman and Neil T. Feldman, wife and husband, by Warranty deed from Mark S. Vick, unmarried, dated September 29, 2021 and recorded on September 30, 2021, of record in Inst. No. 20210930-0131880, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, page 21, said Register's Office, which Plan shows a 40, foot minimum building setback line from Carriage Drive, and a 10 foot easement for public utility purposes along the rear southerly and a portion of the broken northerly line(s) of said lot; all matters of zoning law and regulation; any easements and restrictions of record.

This is improved property, known as 118 Carriage Drive, 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 13th day of July, 2026.

Emily Warren Feldman

Emily Warren Feldman

Neil T. Feldman

Neil T. Feldman

State of Tennessee
County of Davidson

On this 13th day of July, 2026 before me the undersigned authority, personally appeared Emily Warren Feldman and Neil T. Feldman, 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.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Notary

My Commission Expires:

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: $495,000.00.

Affiant

Sworn and subscribed before me this 13 day of July, 2026

Notary

My Commission Expires: 5/12/30

MELISSA R SHAFFER
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 7-13-26.

Affiant Signature 7-13-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13 day of July, 2026.

Notary Signature

My Commission Expires: 5/12/30

