2026-2151-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1450452 DEEDWARR
07/22/2026 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,290.30
20260722-0066338

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$620,000.00~~ $619,000.00

Affiant

Subscribed and sworn to before me this 17th day of July 2026

Notary Public
My Commission expires:
(Affix Seal)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Natasha Holly and Jesse Katches	Natasha Holly and Jesse Katches	073-01-0-095
2115 Fremont Avenue	2115 Fremont Avenue	
Nashville, TN 37216	Nashville, TN 37216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Allison Bohen, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Natasha Holly and Jesse Katches, a married couple**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Highland View, Subdivision, as of record in Book 1424, page 39, Register's Office for said County.

Said Lot No. 2 fronts 70 feet on the north side of Fremont Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Allison Bohen, a single woman, by Warranty Deed from Howard Pulley, an unmarried man, of record in Instrument Number 202051015-0082052, Register's Office for Davidson County, TN.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 1424, Page 39, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **2115 Fremont Avenue, Nashville, TN 37216.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 16th day of July, 2026.

Allison Bohen

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Allison Bohen,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 16th day of July, 2026.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Ryan Lux, 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 **July 16, 2026**.

Date

Affiant Signature

07/16/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **July**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029