Karen Johnson Davidson County
Batch# 1452195 DEEDWARR
07/28/2026 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,528.88
20260728-0068660

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEFFREY TODD NEELY AND DIANA LYNN NEELY, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW KOEHLER AND LAURA KOEHLER, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEES, THEIR 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(S) 242, AS SHOWN ON MAP ENTITLED BRANDYWINE FARMS SECTION 13 (REVISED), OF RECORD AS PLAT BOOK 4660, PAGE 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETED AND ACCUATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY TODD NEELY AND DIANA LYNN NEELY, HUSBAND AND WIFE, BY WARRANTY DEED FROM JARED M. PARLI AND EMILY F. PARLI, HUSBAND AND WIFE, DATED FEBRUARY 18, 2022, OF RECORD IN INSTRUMENT NO. 20220228-0022485, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 200 RISING SUN TER, Old Hickory, TN 37138, AND IS DESIGNATED AS MAP AND PARCEL NO. 064 020/061.00.

This is improved property known as 200 RISING SUN TER, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of July, 2026.

JEFFREY TODD NEELY

DIANA LYNN NEELY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JEFFREY TODD NEELY and DIANA LYNN NEELY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 23rd day of July, 2026.

Notary Public
My Commission Expires: 6-20-28

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $953,750.00.

Affiant

Sworn to and subscribed before me this 23rd day of July, 2026.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-10-2027

NOTARY PUBLIC
My commission expires _____

Address New Owner(s) as follows:
MATTHEW KOEHLER and LAURA KOEHLER
400 FREDAVILLA
MADISON, AK 37115

Send Tax Bills To:
Bay Valley Mortgage Group
15030 La Mirada Boulevard
La Mirada, CA 90638

Map and Parcel No(s).: 064 020/061.00

True Copy Certification

I, **Tammy Carney,** 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 this the 23rd day of July, 2026.

Affiant Signature

Date 7.23.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

