THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $8,600,000.00
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	Margaret Hardt Affiant
Karen Johnson Davidson County Batch# 848748 DEEDWARR 04/29/2022 02:53:47 PM 2 pgs Fees: $13.00 Taxes: $31,820.00 20220429-0050234	Subscribed and sworn to before me, this 27th day of April, 2022. Debbie Mann Notary Public My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Richard A. Johnson The Bellwether Trust U/A/D April 27th, 2022 1220 Chickering Lane Nashville, TN 37215	1220 Chickering Lane Nashville, TN 37215	Tax Parcel ID No. 130-14-0-012.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RESIDENTIAL TECH, LLC A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RICHARD A. JOHNSON, TRUSTEE OF THE BELLWETHER TRUST U/A/D APRIL 27, 2022** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a parcel of land in the City of Belle Meade, Second Civil District, Thirty-Fourth Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee located on the Easterly side of Chickering Road, South of Herbert Place and being more particularly described according to a survey dated March 2, 1993, prepared by Barge, Waggoner, Sumner, and Cannon, 162 Third Ave. No., Nashville, Tennessee, File No. 4925-46, Tenn. Lic. No. 1487, as follows:

Beginning at an iron pin in the Easterly right-of-way line of Chickering Road, said iron pin being Southerly 967 feet more or less from the Southerly right-of-way line of Herbert Place;

Thence, with said Easterly right-of-way line N 10 degrees 00 minutes East, 348.06 feet to an iron pin;

Thence, leaving said right-of-way line with the Southerly line of Lot No. 1 as shown on the Plan of Resubdivision of Part of Blocks "H" and "I" on the Plan of Belle Meade No. 2, as of record in Plat Book 4675, page 123, Register's Office for Davidson County, Tennessee, South 86 degrees 50 minutes East, 1093.77 feet to an iron pin.

Thence, leaving said line with the Westerly line of property conveyed to Cornelia S. Cargile and L.B. Stevens, Jr. et ux, by deed of record in Book 5853, page 813, Register's Office for Davidson County, Tennessee, South 3 degrees 15 minutes West, 350.00 feet to an iron pin in the Northerly line of property conveyed to George N. Bullard, et ux, by deeds of record in Book 939, page 276 and Book 1149, page 610, Register's Office for Davidson County, Tennessee;

Thence, with said line North 86 degrees 36 minutes West, 1,134.70 feet to the point of beginning.

Containing 387,568 square feet or 8.90 acres, more or less.

Being the same property conveyed to Residential Tech LLC, a Tennessee limited liability company by Warranty Deed from Frances Currey Briggs, an unmarried person of record in Instrument No. 20161205-0127298, Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 05, 2016. (Value of consideration shown in aforementioned deed $5,250,000.00.)

This is unimproved property commonly known as: **1220 Chickering Rd, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not

delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2022.

RESIDENTIAL TECH, LLC

Ryan Wilson, Authorized Representative

STATE OF Texas)
)
COUNTY OF Denton)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **RYAN WILSON**, 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 the Authorized Representative of RESIDENTIAL TECH, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 26th day of April, 2022.

BRENDA GUIDEN
Notary ID #129101390
My Commission Expires
August 27, 2024

Notary Public
My Commission Expires: 8/27/24