THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8967-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,950,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October, 2025 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isaiah Knouff and Laura Lee Henson	**Legacy Home Loans, LLC dba Steadfast Mortgage**	
401 Lynnwood Blvd	**408 Highway 76**	116-11-0-097.00
Nashville, TN 37205	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

John D. Ferguson and Carole S. Ferguson, Trustees of the Ferguson Revocable Living Trust under original agreement dated April 9, 2004, as amended and restated,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Isaiah Knouff and Laura Lee Henson, husband and wife ,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 1 on the Plan of Resubdivision of Lot Nos. 1 and 2, Royal Oaks Subdivision of record in Plat Instrument No. 20020528-0064301, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John D. Ferguson and wife, Carole S. Ferguson by Warranty Deed from Edward L. Hardin Jr. and wife, Lila M. Hardin of record in Instrument No. 20081218-0121178, Register's Office for Davidson County, Tennessee, dated December 17, 2008 and recorded on December 18, 2008.

Being the same property conveyed to John D. Ferguson and Carole S. Ferguson, Trustees of the Ferguson Revocable Living Trust dated April 9, 2004, as amended and restated on the 22nd day of September 2017 by Quitclaim Deed from John D. Ferguson and wife, Carole S. Ferguson of record in Instrument No. 20171120-0119030, Register's Office for Davidson County, Tennessee, dated November 14, 2017 and recorded on November 20, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **401 Lynnwood Blvd, Nashville, TN 37205**

Karen Johnson Davidson County
Batch# 1334645 DEEDWARR
10/15/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $14,615.00
20251015-0082199

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 the 14 day of October, 2025.

Ferguson Revocable Living Trust under original agreement dated April 9, 2004, as amended and restated

By: _____
John D. Ferguson
Its: Trustee

By: Carole S Ferguson, Trustee
Carole S. Ferguson
Its: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John D. Ferguson and Carole S. Ferguson** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the **Trustees** of the **Ferguson Revocable Living Trust under original agreement dated April 9, 2004, as amended and restated,** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **John D. Ferguson and Carole S. Ferguson** as such **Trustees**.

Witness my hand and official seal this the 14 day of October, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 7/28/2027

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Tonya Cherry,** 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 14 day of October, 2025.

Affiant Signature
Date 10/14/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027