BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1375434
02/03/2026 01:14:37 PM
Fees: $13.00 Taxes: $1,387.50

Davidson County
DEEDWARR
2 pgs

20260203-0007465

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF February, 2026.

M.R. Schodroski
Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark E. Craig and James B. Ashabranner	NEW OWNER	
(NAME) 2928 Nautilus Drive	(NAME)	136-15-0-049.00
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, WE, **FAYE FORSTER FAMILY IRREVOCABLE CATSTROPHIC ILLNESS TRUST DATED NOVEMBER 20, 2020**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK E. CRAIG AND JAMES B. ASHABRANNER, MARRIED,** 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. 34 on the Plan of Harbour Town Village, Section II, of record in Book 4675, Pages 146 and 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul Cranna Forster and wife, Faye Forster by Warranty Deed from Peggy B. Myers of record in Book 5988, Page 577, Register's Office for Davidson County, Tennessee, dated December 09, 1982 and recorded on January 05, 1983.

Being the same property conveyed to Faye Forster Family Irrevocable Catastrophic Illness Trust, dated November 20, 2020, Robert Forster, Trustee by Quit Claim Deed from Faye Forster, a widow, of record in Instrument No. 20201210-0144642 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 10, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2928 Nautilus Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 2 day of February, 2026

FAYE FORSTER FAMILY IRREVOCABLE CATSTROPHIC ILLNESS TRUST DATED NOVEMBER 20, 2020

BY: _____
ROBERT FORSTER, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Robert Forster with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of Faye Forster Family Irrevocable Catastrophic Illness Trust dated November 20, 2020, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 2 day of February, 2026.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

_____
Notary Public