WARRANTY DEED

Karen Johnson Davidson County
Batch# 1385061 DEEDWARR
02/24/2026 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20260224-0014752

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

B. Cooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/14/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0070

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nicholas Anthony Johnson and Rachael Joy Johnson	Nicholas Anthony Johnson and Rachael Joy Johnson	086-03-0-001.00
(NAME)	(NAME)	
1000 Carriage Way Court	1000 Carriage Way Court	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twelve Thousand And No/100 Dollars ($312,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEN CUNNINGHAM AND MEI-JIUANG CUNNINGHAM, TRUSTEES OF THE CRYSTAL SEA INC. 401K TRUST ROTH FBO KEN CUNNINNGHAM,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS ANTHONY JOHNSON AND RACHAEL JOY JOHNSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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 Phase I, Section Two, Jackson's Retreat of record in Plat Book 5200, Pages 334 and 335, in the Register's Office for Davidson County, and amended by instrument of record in Book 5972, Page 96 Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No, 1, which is a corner lot, fronts 100.77 feet on the southerly margin of Old Lebanon Dirt Road and fronts 70.0 feet on the westerly margin of Carriage Way Court, said frontages being joined by a curve having a length of 39.27 feet and extends back 128.25 feet on the southerly line and 95.69 feet on the westerly line to a point of intersection.

Being the same property conveyed to Crystal Sea Inc., 401K Trust Roth FBO Ken Cunninngham by Warranty Deed from Lawrence C. Wenn, Trustee and Jeffery L. Wenn, Successor Trustee, of The Lawrence C. and Pauline E. Wenn Revocable Living Trust u/a/d November 15, 2012 of record in Instrument No. 20201214-0147367, Register's Office for Davidson County, Tennessee, dated December 10, 2020 and recorded on December 14, 2020.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 1000 Carriage Way Court, Hermitage, TN 37076
(House No.) (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 successors 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 24th day of Feb., 2026.

Crystal Sea Inc. 401K Trust Roth FBO Ken Cunninngham

BY: _____
Ken Cunningham, Trustee

BY: _____
Mei-Jiuang Cunningham, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Ken Cunningham and Mei- Jiuang Cunningham, Trustees of the Crystal Sea Inc. 401 K Trust Roth FBO Ken Cunningham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be current Trustees of the Crystal Sea Inc. 401 K Trust Roth FBO Ken Cunningham Trust, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 24th day of Feb. 2026.

_____
Notary Public
My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 February 24, 2026.

Signature
February 24, 2026
State of Tennessee
County of Williamson, 1750
Sworn to and subscribed before me this February 24, 2026

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY