Karen Johnson Davidson County
Batch# 1390386 DEEDWARR
03/09/2026 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20260309-0018549

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251252907

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $705,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of February, 2026.

Notary Public
My Commission Expires: 11-8-28

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michelle Price and Larry Price 133 Buntin Mill Road Portland, TN 37148	Legacy Home Loans LLC 408 Hwy 76 White House, TN 37188	Tax Parcel ID No. 117 09 0B 025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Virginia S. Johnson and Robert M. Johnson, Trustees of the Virginia S. Johnson Living Trust dated April 12, 2002** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lawrence Price and Michelle Diane Price, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 25 on the Plan of LONGWOOD, as of record in Plat Book 5200, Page 86, and amended in Book 5419, Page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Virginia S. Johnson, Trustee of The Virginia S. Johnson Living Trust, established by the Revocable Trust Agreement of Virginia S. Johnson, dated April 12, 2002, by Warranty Deed from Virginia S. Johnson, of record in Instrument No. 20020423-0050183, in the Register's Office for Davidson County, Tennessee, dated April 12, 2002 and recorded on April 23, 2002. Said Trust being Restated on March 27, 2008 adding Robert M. Johnson as additional Trustee.

Being the same property conveyed to Virginia S. Johnson, by Warranty Deed from Robert M. Johnson, of record in Instrument No. 20020418-0048313, in the Register's Office of Davidson County, Tennessee, dated April 12, 2002 and recorded on April 18, 2002.

Being the same property conveyed to Robert M. Johnson and wife, Virginia Shaw Johnson, by Warranty Deed from Edward B. Carr and wife, Annelle Carr, of record in Book 7549, Page 471, in the Register's Office of Davidson County, Tennessee, dated May 19, 1988 and recorded on May 20, 1988.

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 record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LONGWOOD, as recorded in Plat Book 5200, Page 86, and amended in Book 5419, Page 183.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5344, Page 353; Amended By-Laws in Instrument No. 20081031-0108920; Instrument No.

20120621-0054661; Instrument No. 20130716-0073196; Instrument No. 20140218-0013710; Instrument No. 20181128-0115840; Instrument No. 20250630-0051432.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6925, Page 836.

Charter for Longwood Cooperative Corporation recorded as Book 5662, Page 143.

Common Open Space Deed recorded as Book 5717, Page 64.

This is improved property located at 210 Longwood Court Nashville TN 37215

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 17th day of February, 2026.

Virginia S. Johnson Living Trust

BY: Virginia S. Johnson, Trustee

BY: Robert M. Johnson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia S. Johnson and Robert M. Johnson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the Virginia S. Johnson Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of February, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Stefan T. Morris, 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 17. 2026

Affiant Signature

25th day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028