This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-8284-MC

Karen Johnson Davidson County
Batch# 1395526 DEEDWARR
03/20/2026 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,067.56
20260320-0022486

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $558,800.00.

Kirsten Vorden
Affiant

Subscribed and sworn to before me, this the 14th day of March, 2026.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission Expires: 3.21.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
KRH 409 LLC 1900 CR 412 Taylor, TX 76574	NEW OWNER	141 06 0C 158.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **John Thomas Coston, III and Michaela Lee Coston F/K/A Michaela L. Tanksley, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **KRH 409 LLC, a Texas Limited Liability Company** (individually and/or collectively, "Grantee"), 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. 138 on the Plan of Final Plat of RIVERBRIDGE, PHASE 2, SECTION 2 of record in Plat at Instrument No. 20100302-0015635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John T. Coston, III, an unmarried man and Michaela L. Tanksley, an unmarried woman as Joint Tenants with right of survivorship, by Warranty Deed from Joshua I. Belcher and Shantel Lynne Belcher, husband and wife, of record in Instrument No. 20160511-0046906, in the Register's Office of Davidson County, Tennessee, dated May 11, 2016 and recorded on May 11, 2016.

Michaela Lee Coston and Michaela L. Tanksley, is one of the same person.

This is ☒ improved or ☐ unimproved property located at: **4421 Kirkbrook Court, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 19th day of March, 2026.

GRANTOR:

John F Coston III

John Thomas Coston, III

Michaela Lee Coston

Michaela Lee Coston F/K/A Michaela L. Tanksley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **John Thomas Coston, III and Michaela Lee Coston**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of March, 2026.

CHARLES D. LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

I, Kirsten Virden, 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 3-19-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 3-19-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

