2nd

BOX 10-A

Karen Johnson Davidson County
Batch # 1401705 DEEDWARR
04/06/2026 10:48:25 AM 2 pgs
Fees: $13.00 Taxes: $2,578.90
20260406-0027181

WARRANTY DEED

File No.: 2026-0154

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $697,000.00.

Affiant

Subscribed and sworn to before me on MARCH 31, 2026.

M.R. Schodroski
NOTARY PUBLIC
MY COMMISSION EXPIRES:
02/03/2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Harper Johnson and Maria Johnson 2624 Ashwood Avenue Nashville, TN 37212	SAME AS OWNERS	104-15-0G-001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EDWARD B. WILLIAMS AND TAYLOR N. WILLIAMS (formerly known as Taylor N. Nelson, HUSBAND AND WIFE**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **HARPER JOHNSON AND MARIA JOHNSON, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plat for Ashwood at Natchez Trace Homes, as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions for Ashwood at Natchez Trace Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171019-0107059*, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

*Said Declarations of Covenants, Conditions and Restrictions for Ashwood at Natchez Trace Homes were further amended in Instrument No. 20260406-0027180 Register's Office for Davidson County, Tennessee.

DNA MIRACLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, conveyed said property to JAMES D. WAMBLE AND ALISA S. WAMBLE by Quitclaim Deed of record as Instrument No. 20050901-0104957, dated August 29, 2005, said Register's Office.

JAMES D. WAMBLE AND ALISA S. WAMBLE, conveyed said property to DNA MIRACLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20051229-0156105, dated December 28, 2005, said Register's Office.

DNA MIRACLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, conveyed said property to DNA MUSIC CITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20081009-01020580, dated October 6, 2008, said Register's Office.

MUSIC CITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, conveyed said

property to JAMES WAMBLE AND ALISA WAMBLE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, NOT TENANTS IN COMMON, by Quitclaim Deed of record as Instrument No. 20130729-0078238, dated May 22, 2013, as corrected Instrument No. 20260323-0023087, said Register's Office.

JAMES WAMBLE AND ALISA WAMBLE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, NOT TENANTS IN COMMON, conveyed said property to TAYLOR N. NELSON, UNMARRIED, AND EDWARD B. WILLIAMS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed of record as Instrument No. 20171227-0131325, dated December 22, 2017, said Register's Office.

Taylor N. Williams is one and same as Taylor N. Nelson.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2624 Ashwood Avenue, Nashville, TN 37212.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on March 30, 2026.

Grantor:

Edward B. Williams

Taylor N. Williams
(formerly known as Taylor N. Nelson)

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Edward B. Williams and Taylor N. Williams (formerly known as Taylor N. Nelson), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2026.

Notary Public

My Commission expires: My Commission Expires: May 20, 2028

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY