Karen Johnson Davidson County
Batch # 1417886 DEEDWARR
05/08/2026 10:50:22 AM 2 pgs
Fees: $13.00 Taxes: $8,880.00
20260508-0041527

26-64-SH
Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of May, 2026.

Notary Public
My commission expires: 7/17/2027
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark Johnson, Trustee of the Mark Johnson Living Trust U/A/D March 12, 2019	**'NEW OWNER"**	**104-09-0-067.00**
2410 Oakland Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lawrence C. Hartge, Jr., and/or Margaret L. Berge Hartge, Trustees of the Berge Hartge Living Trust, also known as the Bertge Hartge Family Trust, established by the Revocable Trust Agreement of Lawrence C. Hartge, Jr., and Margaret L. Berge Hartge dated July 31, 1986, as amended and restated December 5, 2022

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Johnson, Trustee of the Mark Johnson Living Trust U/A/D March 12, 2019

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 the westerly 35 feet of Lot No. 169 and the easterly 32-1/2 feet of Lot No. 171, Block 8, Division "A", on the Plan of Richland Realty Company, as of record in Plat Book 161, Page 151, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 67-1/2 feet on the north side of Richland Avenue and extends northerly between parallel lines 192.5 feet.

Being the same property conveyed to Lawrence C. Hartge, Jr. and/or Margaret L. Berge Hartge, Trustees of the Berge Hartge Family Trust, also known as the Bertge Hartge Family Trust, established by the Revocable Trust Agreement of Lawrence C. Hartge, Jr. and Margaret L. Berge Hartge dated July 31, 1986, as amended and restated on December 5, 2022, by Quitclaim Deed dated December 5, 2022, from Lawrence C. Hartge, Jr. and/or Margaret L. Berge Hartge, Trustees of the Berge Hartge Family Trust dated July 31, 1986, of record in Instrument No. 20221206-0127131, and being further conveyed to Lawrence C. Hartge, Jr. and Margaret L. Berge, Trustees of the Berge Hartge Family Trust UDT, dated July 31, 1986, by Warranty Deed dated June 1, 2010, from Carole F. Kenner, an unmarried woman, of record in Instrument No. 20100602-0042489, said Register's Office for Davidson County, Tennessee.

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

1) **The Plan of record of record in Plat Book 161, page 151, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 3714 Richland Avenue, Nashville, TN 37205.

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(S) that I/we am/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 6th day of May, 2026.

Lawrence C. Hartge, Jr.

Lawrence C. Hartge, Jr., Trustee, of the Berge Hartge Living Trust dated July 31, 1986, as amended and restated on December 5, 2022

Margaret L. Berge Hartge

Margaret L. Berge Hartge, Trustee, of the Berge Hartge Living Trust dated July 31, 1986, as amended and restated on December 5, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Lawrence C. Hartge, Jr. and Margaret L. Berge Hartge, Trustees of the Berge Hartge Living Trust dated July 31, 1986, as amended and restated on December 5, 2022, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 2026.

Notary Public

My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY