RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1432674
06/11/2026 09:32:28 AM
Fees: $13.00 Taxes: $8,084.50

Davidson County
DEEDWARR
2 pgs

20260611-0052991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,185,000.00

M. K Schaub
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF June, 2026.

Pamela B. Mathey
NOTARY PUBLIC

MY COMMISSION EXPIRES: Notary Public Pamela B. Mathey My Commission Expires August 30, 2028 STATE OF TENNESSEE

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita Gay Bates and Tammy Lynn Jackson, Co-Trustees of The Bates and Jackson Joint Revocable Living Trust dated January 19, 2015	Rita Gay Bates and Tammy Lynn Jackson, Co-Trustees of The Bates and Jackson Joint Revocable Living Trust dated January 19, 2015	
(NAME) 188 Moultrie Park	(NAME) 188 Moultrie Park	116-08-0H-188.00-CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THOMAS JOHNSTON AND JENNIFER JOHNSTON, CO-TRUSTEES OF THE 188 MOULTRIE PARK COMMUNITY PROPERTY TRUST DATED OCTOBER 4, 2023**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RITA GAY BATES AND TAMMY LYNN JACKSON, CO-TRUSTEES OF THE BATES AND JACKSON JOINT REVOCABLE LIVING TRUST DATED JANUARY 19, 2015**, 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 Lot No. 188 on the Plan of Sugartree, Phase 3 (Revised), of record in Plat Book 5050, pages 67-71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, and Book 6571, page 849, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer Johnston and Thomas Johnston, husband and wife, by Warranty Deed from Donald E. Williams, Trustee of the Donald E. Williams Living Trust, established by the Revocable Trust Agreement of Donald E. Williams, dated September 18, 2018 of record in Instrument No. 20230622-0047387 Register's Office for Davidson County, Tennessee, dated June 20, 2023 and recorded on June 22, 2023.

Being the same property conveyed to Thomas Johnston and Jennifer Johnston, Co-Trustees of the 188 Moultrie Park Community Property Trust by Quitclaim Deed from Thomas Johnston and Jennifer Johnston, husband and wife, of record in Instrument No. 20231012-0079898 Register's Office for Davidson County, Tennessee, dated October 04, 2023 and recorded on October 12, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 188 Moultrie Park, Nashville, TN 37205
(House Number) (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 heirs 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 my hand this 10 day of June, 2026

188 MOULTRIE PARK COMMUNITY PROPERTY TRUST DATED OCTOBER 4, 2023

BY: Thomas Johnston
THOMAS JOHNSTON, CO-TRUSTEE

BY: Jennifer Johnston
JENNIFER JOHNSTON, CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Thomas Johnston and Jennifer Johnston,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Co-Trustees** of the **188 Moultrie Park Community Property Trust dated October 4, 2023**, the within named bargainor, a trust, and that they as **Co-Trustees** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as **Co-Trustees** of the **188 Moultrie Park Community Property Trust dated October 4, 2023**.

Witness my hand and official seal this 10th day of June, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public