THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554478**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $474,500.00. Richard Boles Johnston IV Affiant Subscribed and sworn to before me, this 8th day of June, 2026. Notary Public My Commission Expires: 7/or 8, 2027

R.L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1433304 DEEDWARR
06/15/2026 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,755.65
20260615-0053857

WARRANTY DEED

Address New Owner: Richard Boles Johnston, IV and Lauren Grace Johnston 4821 Milner Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147 06 0 096.00

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, **Matthew L. DeLisi, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Boles Johnston, IV and Lauren Grace Johnston, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the PLAN OF SECTION ONE, (REVISED), CALDWELL HALL of record in Plat Book 2900, Page (s) 57 through 59, inclusive, 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 Matthew L, Delisi, an unmarried man, by Warranty Deed from Dana Kaj Jorgensen and wife, Julia Marie Jorgensen, of record in Instrument No 20170517-0048987, in the Register's Office of Davidson County, Tennessee, dated May 12, 2017, and recorded on May 17, 2017.

Davis Camp DeLisi joins in this instrument for the purpose of conveying any and all interest in said property, marital, or otherwise.

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.

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 SECTION ONE, (REVISED), CALDWELL HALL, as recorded in Plat Book 2900, Page(s) 57, 58 & 59.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2929, Page 117 and Book 2997, Page 93.

This is improved property located at 4821 Milner Drive Nashville TN 37211

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 8th day of June, 2026.

Matthew L. DeLisi

Davis Camp DeLisi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew L. DeLisi and Davis Camp DeLisi, 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, at office, this 8th day of June, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

True Copy Certification

I, Janice Collins, 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 is a true and correct copy of the original document executed and authenticated according to law on June 8, 2026.

Janice Collins
Signature

Date: 6/12/26

STATE OF TENNESSEE.
COUNTY OF Williamson

Sworn and subscribed before me this the 12 day of June, 2026.

Kim Murray
Notary Public

My commission Expires: 2/23/30

SEAL

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY