Karen Johnson Davidson County
Batch# 1435810 DEEDWARR
06/18/2026 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20260618-0055406

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39261	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $685,000.00. Affiant Subscribed and sworn to before me this 18th day of June, 2026. Notary Public My Commission Expires: 9-21-27

TRICIA JONES NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/21/2027 WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blake Mohler and Suzanne Mohler 2841 Renee Drive Nashville, TN 37214	Cross Country Mortgage 2160 Superior Ave Cleveland, OH 44114	Map and Parcel No.: 084-12-0-061.00

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, Dyveke Pratt and Wayne Johnson, Wife and Husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Blake Mohler and Suzanne Mohler, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2841 Renee Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors has executed this instrument on the 13th day of June, 2026.

GRANTORS:

Dyveke Pratt

Wayne Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dyveke Pratt and Wayne Johnson, 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 13th day of June, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 38 on the plan of SUNNY ACRES, SECTION TWO, of record in Plat Book 2663, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 begins at a point in the Southerly margin of Renee Drive at the common dividing line between lots Nos. 38 and 39; thence Southerly along said dividing line 278.3 feet to a point; thence Easterly 212.1 feet to a point in the Westerly of Lumar Lane; thence Northerly along the Westerly margin of Lumar Lane, 270.12 feet to the beginning of a curve; thence around said curve 36.29 feet to a point in the Southerly margin of Renee Drive; thence Westerly 121.02 feet along the Southerly margin of Renee Drive to the Point of Beginning.

Being the same property conveyed to Dyveke Pratt and Wayne Johnson, Wife and Husband, by Warranty Deed from Natalie Forsyth, Married, of record in Instrument No. 20210818-0111680, in the Register's Office of Davidson County, Tennessee, dated August 17, 2021, and recorded on August 18, 2021.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUNNY ACRES, SECTION TWO, as recorded in Plat Book 2663, Page(s) 39.
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2736, Page 124.
6. Easement recorded in Instrument No. 20140114-0003778 with Affidavit in Instrument No. 20140416-0031703.
7. Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 June 13, 2026.

June 17, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 17 day of June, 2026.

Notary Public: Natalie Lewis

My Commission Expires: 11-18-2029