Karen Johnson Davidson County
Batch# 1435981 DEEDWARR
06/18/2026 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20260618-0055628

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2026.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH26-11031

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rehab Collab, LLC, a Tennessee Limited Liability Company 801 Beth Drive Nashville, TN 37206	SAME AS NEW OWNER	058-04-0-008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew W. Richardson and Anna J. Richardson (f/k/a Anna C. Johnson and Anna Johnson), husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rehab Collab, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantees, their successors 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 8, as shown on the map entitled Bryant Wood Trace Subdivision, Phase I, of record as Instrument No. 20010108-0002316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew W. Richardson, unmarried and Anna C. Johnson, unmarried by Warranty Deed from Tarl B. La Rocco, as to an undivided 50% interest (the "Individual Interest") and Cornerstone Ventures, LLC, a Tennessee limited liability company (the "LLC Interest"), as to an undivided 50% interest, the Individual Interest and the LLC Interest, as they relate to each other, being held as tenants in common of record in Instrument No. 20220315-0030004 Register's Office for Davidson County, Tennessee, dated March 11, 2022 and recorded on March 15, 2022.

Map/Parcel 058-04-0-008.00

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

This property is **UNIMPROVED** property known as: **3718 Homeland Drive, Nashville, TN 37218**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 15th day of June, 2026

Anna J. Richardson (f/k/a Anna C. Johnson and Anna Johnson)

Matthew W. Richardson

STATE OF TENNESSEE

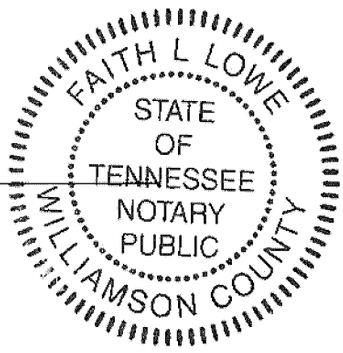
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anna J. Richardson (f/k/a Anna C. Johnson and Anna Johnson) and Matthew W. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 15th day of June, 2026.

NOTARY PUBLIC

My Commission Expires: 05.16.29



Certificate of Authenticity

I, Christina Higgins, 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 6/15/2026.

Date

Affiant Signature

6/15/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of June, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029