THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$410,000.00**. **Affiant** Subscribed and sworn to before me, this **30th day of June, 2026**. **Notary Public** **My commission expires:**

Karen Johnson Davidson County
Batch# 1442996 DEEDWARR
07/07/2026 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260707-0061184

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Collin George Scudder **4019 Cedar Cir** **Nashville, TN 37218**	**New Owner** **Property**	**058-16-0-014.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **David Leslie Johnson and Joy Johnson, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Collin George Scudder**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 8 of Block "DD", on the Revised Map of Fairview Subdivision, of record in Plat Book 1130, page 54, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David Leslie Johnson and Joy Johnson, husband and wife by Warranty Deed from Skytopia Investments, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20140930-0089992 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 30, 2014

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **4019 Cedar Cir, Nashville, TN 37218**.

HE-2026-266

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 in 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/our hand(s) this **30th day of June, 2026.**

David Leslie Johnson

Joy Johnson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of June, 2026, before me personally appeared David Leslie Johnson and Joy Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2026.

Notary Signature
My commission expires: 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

HE-2026-266

Certificate of Authenticity

I, Krystal Schuster, 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 6/30/26.

Date

Affiant Signature

6/30/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of June, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)