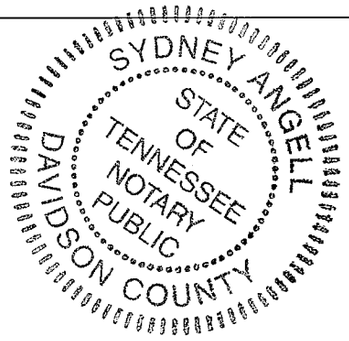
Karen Johnson Davidson County
Batch# 1443168 DEEDWARR
07/08/2026 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20260708-0061418



State of Tennessee
County of Shelby

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,050,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 1 day of July, 2026.

Notary Public

My commission expires: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Griffin, Clift, Everton and Maschmeyer, PLLC
6489 Quail Hollow, Suite 100, Memphis, Tennessee 38120
File No. **FF27367**

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Larsen	Wells Fargo Bank	**105 09 4C 002.00**
2022 B 10th Ave. S.	3201 North 4th Ave	
Nashville, TN 37204	Sioux Falls, SD 57104	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Barry T. Bishop and Laura J. Bishop, Trustees of the Barry and Laura Bishop Living Trust dated February 12, 2018

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Larsen, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SHELBY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, Cottages at 2022 10th as shown in the Declaration of Covenants, Conditions and Restrictions for Cottages at 2022 10th, of record in Instrument Number 20150727-0073570, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This being one and the same property conveyed to Barry T. Bishop and Laura J. Bishop, Trustees of the Barry and Laura Bishop Living Trust dated February 12, 2018, by the Warranty Deed dated February 12, 2018 and of record at Instrument No. 20180412-0034296 in the Register's Office of Davidson County, Tennessee.

This property is made subject to Subdivision restrictions, building lines, and easements of record in Plat Book 21, Page 148; Easement(s) of record at Book 2147, Page 445; and Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20150727-0073570 and 2026 city and county taxes not yet due and payable with the grantee herein assumes and agrees to pay.

This deed is prepared with information provided by the purchaser's counsel. Preparer makes no representation with regard to the completeness and accuracy of the information provided, and this conveyance is made subject to any matters affecting the subject property.

This is improved (__xx__) Unimproved (____) property, known as **2022 B 10th Ave. S., Nashville, TN 37204**

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, the GRANTORS do hereby covenant with the 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 and quiet possession 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 1st day of July, 2026.

The Barry and Laura Bishop Living Trust
dated February 12, 2018

Barry T. Bishop, Trustee

Barry T. Bishop, Trustee

Laura J. Bishop, Trustee

Laura J. Bishop, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for the state and county aforesaid, personally appeared Barry T. Bishop and Laura J. Bishop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of the Barry and Laura Bishop Living Trust dated February 12, 2018, and as such, executed the foregoing instrument for the purposes therein contained by subscribing their names as Trustees and they further acknowledged that they had signatory authority to exercise the powers of the Trustees thereunder and have executed said instrument as their free act and deed.

Witness my hand, at office, this 1st day of July, 2026.

Notary Public

WILLIAM N. GRIFFIN JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

My Commission Expires: 7/1/29

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/1/26. (date of document).

Affiant Signature

7/7/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

