Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1449251 DEEDWARR
07/20/2026 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $17,219.80
20260720-0065426

39-B
File #26-1206

Please Return to:
Bankers Title & Escrow Corp.
3310 West End Ave, Ste 540
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Neil Johnson and Laura Johnson, Trustees of Neil and Laura Johnson Trust dated July 09, 2018**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Trust Zero dated July 13, 2026**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 102, Section Two, on the Plan of First Addition, Seven Hills, of record in Plat Book 2663, page 51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Neil Johnson and Laura Johnson, Trustees of Neil and Laura Johnson Trust dated 7/09/2018 by Warranty Deed from Range Construction LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240603-0041298, Register's Office for Davidson County, Tennessee, dated May 30, 2024 and recorded on June 03, 2024.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1405 Burton Valley Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Trust Zero dated July 13, 2026 **1405 Burton Valley Road** **Nashville, TN 37215**	New owners	**131-10-0-051.00**

WITNESS THE EXECUTION HEREOF this 17th day of July, 2026.

Neil and Laura Johnson Trust dated July 09, 2018

Neil Johnson, Trustee
Neil Johnson, Trustee

Laura Johnson, Trustee
Laura Johnson, Trustee

State of Tennessee)
County of Davidson)

On this 17th day of ~~June~~ July AW, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Neil Johnson and Laura Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of the maker, Neil and Laura Johnson Trust dated July 09, 2018, that they are authorized by the maker to execute this instrument, ~~and that they have~~ executed this instrument on behalf of the Neil and Laura Johnson Trust dated July 09, 2018, as Trustees.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 4,654,000.00.**

Nancy Enoch
Affiant

Sworn and subscribed before me on this the 20th day of July, 2026.

Notary Public

My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 July 17, 2026.

Affiant Signature

July 20, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of July, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028