THIS INSTRUMENT PREPARED BY:
PATRICK NEIGHBORS, ESQ.
9111 Cross Park Drive
Suite D-200
Knoxville, Tennessee 37923

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(1)(C)(vi)

ADDRESS OF NEW OWNERS:

WILLIAM P. JOHNSON, Trustee
SHERRY K. JOHNSON, Trustee
2524 Old Clarksville Pike
Ashland City, Tennessee 37015

SEND TAX BILLS TO:

Same

MAP/PARCEL NOS:

068 00 0 040.00

Karen Johnson
Batch # 1452323
07/29/2026 08:59:15 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARR
2 pgs
20260729-0069388

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WILLIAM P. JOHNSON** and **SHERRY K. JOHNSON** hereinafter referred to as Grantors have bargained and sold, and by these presents do transfer and convey unto **WILLIAM P. JOHNSON or SHERRY K. JOHNSON, trustees of the JOHNSON REVOCABLE LIVING TRUST DATED** 7-16-2026 (A REVOCABLE LIVING TRUST), hereinafter referred to as Grantees, their successors and assigns, their interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

BEING all that property known, designated, and described as 52.3 acres, more or less, which includes the parent tract of 63.2 acres, more or less, and shown as "Tract B" at deed recorded at Book 4790, Page 78, Davidson County Registry, excludes 5.94 acres, more or less, by deed recorded at Book 10182, Page 231, Davidson County Registry, excludes 3.05 acres, more or less, by deed recorded at Instrument 20000404-0033472, Davidson County Registry, and includes 2.32 acres, more or less, as shown by deed recorded at Book 9889, Page 618, Davidson County Registry, which descriptions are all hereby referenced.

For back title, see Scrivener's Affidavit, being Instrument 20250509-0036369, Davidson Registry, which corrects the legal description of the deeds as previously filed, which descriptions and derivations are hereby referenced.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record. See prior granting instrument and chain of title for applicable exceptions.

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, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind Grantors, Grantors' heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 12 day of January, 2026.

WILLIAM P. JOHNSON

SHERRY K. JOHNSON

STATE OF TENNESSEE)
)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, the within named **WILLIAM P. JOHNSON and SHERRY K. JOHNSON**, the within named bargainor, 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 and official seal at Ashland City, Tennessee, this 12 day of January, 2026.

BARRY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES FEBRUARY 08, 2027

Notary Public

My Commission Expires: .

My Commission Expires 02 -08-2027