Please Return to:

Magnolia Title & Escrow
1526 Hunt Club Blvd, Unit 510
Gallatin, TN 37066

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1453126 DEEDWARR
08/03/2026 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $17,945.00
20260803-0071023

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Johnson and Jennifer Johnson (NAME)	**New Owner** (NAME)	
11140 Sara Dr (ADDRESS)	**11140 Sara Dr** (ADDRESS)	068-00-0-004.00
Redding, CA 96003 (CITY) (STATE) (ZIP)	**Redding, CA 96003** (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Michael D. Sontag, Trustee of Christopher Aaron Salow 2024 Trust**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Brian Johnson and Jennifer Johnson, Husband and Wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Beginning at an iron pin set 52 feet from the centerline of Ashland City Highway No. 12 being the Southwest corner to John Otey and the Southeast corner to the parcel of land described hereon, said point being the Point of beginning; Thence, from the said Point of Beginning and with the Northerly margin of Highway 12 for the following courses and distances: South 82 degrees 24 minutes 28 seconds West, a distance of 154.20 feet to an iron pin set; thence, North 12 degrees 38 minutes 40 seconds West, a distance of 5.11 feet to an iron pin set; thence, South 82 degrees 23 minutes 38 seconds West, a distance of 250.00 feet to an iron pin set; thence, South 07 degrees 35 minutes 32 seconds East, a distance of 5.03 feet to an iron pin set; thence, South 82 degrees 24 minutes 28 seconds West, a distance of 239.67 feet to an iron pin set at a point of curvature of a tangent curve, to the right, having a radius of 5677.58 feet and a central angle of 02 degrees 01 minutes 14 seconds; thence, along said curve for an Arc Length of 200.22 feet, to an iron pin set; thence, North 09 degrees 25 minutes 18 seconds West, a distance of 12.02 feet to an iron pin set; thence, North 38 degrees 02 minutes 03 seconds West, a distance of 35.90 feet to an iron pin set; thence, North 67 degrees 29 minutes 02 seconds West, a distance of 33.06 feet to an iron pin set; thence, South 85 degrees 49 minutes 42 seconds West, a distance of 15.58 feet to an iron pin set 110 feet from the centerline of Highway 12 and in the line of H. E. Moore, said pin being the Southeast corner to Moore and the Southwest corner to the Parcel described hereon; thence, leaving the margin of said highway and with Moore's line for the following courses and distances: North 23 degrees 43 minutes 29 seconds West, a distance of 242.37 feet to an iron pin found at a 18 inch Elm tree; thence, North 11 degrees 53 minutes 03 seconds East, a distance of 224.46 feet to a wood fence post; thence, North 32 degrees 23 minutes 38 seconds West, a distance of 62.52 feet to a wood fence post; thence, North 45 degrees 31 minutes 10 seconds West, a distance of 306.77 feet to a wood fence post; thence, North 45 degrees 14 minutes 24 seconds West, a distance of 178.72 feet to a wood fence post; thence, North 23 degrees 02 minutes 40 seconds West, a distance of 339.89 feet to a wood fence post; thence, North 23 degrees 38 minutes 00 seconds West, a distance of 384.77 feet to an iron pin found at a 36 inch Oak tree, and being a common corner to the lands of the Rose and the Thorne, LLC; thence, with the lands of the Rose and the Thorne, LLC, for the next fourteen calls: North 50 degrees 07 minutes 54 seconds East, a distance of 132.41 feet to a 12 inch stump; thence, North 57 degrees 31 minutes 00 seconds East, a distance of 50.04 feet to a 26 inch Red Oak; thence, North 59 degrees 30 minutes 19 seconds East, a distance of 353.59 feet to an 18 inch Elm; thence, North 38 degrees 44 minutes 57 seconds East, a distance of 26.00 feet to a 22 inch Oak; thence, North 19 degrees 09 minutes 31 seconds East, a distance of 222.30 feet to a 30 inch Ash; thence, North 19 degrees 05 minutes 55 seconds East, a distance of 69.58 feet to a wood fence post; thence, North 06 degrees 18 minutes 00 seconds

West, a distance of 29.17 feet, to a Tee post; thence, North 14 degrees 50 minutes 49 seconds West, a distance of 199.39 feet to an 18 inch Oak; thence, North 13 degrees 45 minutes 31 seconds West, a distance of 282.64 feet to an 18 inch Oak; thence, North 21 degrees 50 minutes 49 seconds West, a distance of 51.08 feet to a 22 inch Walnut; thence, North 36 degrees 42 minutes 11 seconds West, a distance of 312.74 feet to a 34 inch Oak; thence, North 40 degrees 54 minutes 25 seconds West, a distance of 291.14 feet to an 18 inch Oak; thence, North 49 degrees 27 minutes 05 seconds West, a distance of 43.91 feet to a Tee post; thence, North 45 degrees 54 minutes 07 seconds West, a distance of 55.38 feet to an 8 inch Corner Post on the top of a Ridge and being a common corner to Dennis and Susan Wood; thence, North 10 degrees 54 minutes 15 seconds East with Woods line and Sumter Camp and Sherry Knott's line, a distance of 1672.58 feet to an iron pin set in the South line Kenneth D. Phillips; thence, with Phillips fence line for the next nine calls: South 74 degrees 01 minutes 15 seconds East, a distance of 117.27 feet to a wood fence post; thence, South 68 degrees 20 minutes 05 seconds East, a distance of 85.18 feet to a 10 inch Ash; thence, South 71 degrees 15 minutes 20 seconds East, a distance of 195.78 feet to a 16 inch Ash; thence, North 85 degrees 42 minutes 31 seconds East, a distance of 31.79 feet to a 10 inch Hackberry; thence, North 67 degrees 57 minutes 10 seconds East, a distance of 130.6 feet to a 6 inch Red Oak; thence, North 55 degrees 50 minutes 24 seconds East, a distance of 102.05 feet to an 18 inch Ash; thence, North 34 degrees 19 minutes 52 seconds East, a distance of 205.30 feet, to a 6 inch Hackberry; thence, North 26 degrees 15 minutes 20 seconds East, a distance of 320.03 feet, to a 16 inch White Oak; thence, North 23 degrees 11 minutes 14 seconds East, a distance of 215.60 feet to an iron pin set at 8 inch post at the Southeast corner to Dwight Lang; thence, with Lang's fence line for the next five calls: North 35 degrees 53 minutes 01 seconds East, a distance of 221.07 inch to a wood fence post; thence, North 38 degrees 26 minutes 59 seconds East, a distance of 127.71 feet to a wood fence post; thence, North 20 degrees 33 minutes 42 seconds East, a distance of 56.67 feet, to a wood fence post; thence North 16 degrees 09 minutes 24 seconds East, a distance of 165.80 feet, to a wood fence post; thence North 05 degrees 58 minutes 42 seconds East, a distance of 272.13 feet, to an iron pin found at a corner in David Smith's line; thence with Smith's line for the next nine calls, North 72 degrees 17 minutes 42 seconds East, a distance of 264.00 feet, to an iron pin set; thence South 78 degrees 19 minutes 19 seconds East, a distance of 110.32 feet, to an iron pin set; thence South 72 degrees 12 minutes 38 seconds East, a distance of 206.68 feet, to an iron pin set; thence North 71 degrees 08 minutes 38 seconds East, a distance of 156.02 feet, to an iron pin found; thence North 64 degrees 28 minutes 37 seconds East, a distance of 316.35 feet, to a wood fence post; thence North 88 degrees 02 minutes 44 seconds East, a distance of 50.87 feet, to 8 inch dead Elm; thence South 77 degrees 29 minutes 25 seconds East, a distance of 88.97 feet, to a wood fence post; thence South 77 degrees 55 minutes 50 seconds East, a distance of 85.42 feet, to a wood fence post; thence South 77 degrees 02 minutes 25 seconds East, a distance of 88.68 feet, to an iron pin set at a fallen fence corner post being a corner to John and Mary Geist; thence with Geist's line for the next five calls: South 09 degrees 44 minutes 53 seconds West, a distance of 1152.37 feet, to an iron pin set at a wood corner post; thence South 55 degrees 35 minutes 07 seconds West, a distance of 237.37 feet, 18 inch dead white oak; thence South 42 degrees 11 minutes 23 seconds West, a distance of 442.29 feet, to a 28 inch red oak; thence South 37 degrees 04 minutes 49 seconds West, a distance of 182.72 feet, to an iron pin set at a wood corner post; thence South 00 degrees 11 minutes 23 seconds West, a distance of 1025.44 feet; leaving Geist's line and with the line of Grand Goden Dragon Enterprise, Inc. to an iron pin found; thence South 68 degrees 14 minutes 42 seconds East with Grand Goden Dragon Enterprise, Inc. line, a distance of 313.50 feet, to an iron pin set at a corner to Bettye Otey; thence with Otey's line for the next five calls South 18 degrees 01 minutes 21 seconds West, a distance of 1477.44 feet, to an iron pin set at a 14 inch Hackberry; thence South 21 degrees 17 minutes 44 seconds West, a distance of 523.00 feet, to an iron pin set in a drain; thence South 84 degrees 09 minutes 38 seconds East, a distance of 153.49 feet; to an iron pin set, thence South 22 degrees 03 minutes 08 seconds West, a distance of 515.20 feet; to an iron pin set, thence South 01 degrees 05 minutes 22 seconds West, a distance of 1010.06 feet to the point of beginning, containing 225.42 acres, more or less.

Being the same property conveyed to Michael D. Sontag, Trustee of the Christopher Aaron Salow 2024 Trust by Warranty Deed from Richard Bryan Smith, single, and David L. Smith and wife, Rachel M. Smith of record in Instrument No. 202503070017166 Register's Office for Davidson County, Tennessee, dated March 05, 2025 and recorded on March 07, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 4818 Ashland City Highway, 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 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 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 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 hand this 27 day of July, 2026.

Christopher Aaron Salow 2024 Trust

By: _____
Michael D. Sontag, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael D. Sontag, Trustee of Christopher Aaron Salow 2024 Trust to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Witness my hand, at office, this 27 day of July, 2026.

Jennifer Leavitt
Notary Signature
My commission expires: May 8, 2029

JENNIFER LEAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2029

Certificate of Authenticity

I, Pam Autry, 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 **July 27, 2026**.

Date

Affiant Signature

July 27, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of **July**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)