Karen Johnson Davidson County
Batch# 1453325 DEEDWARR
08/03/2026 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $24,975.00
20260803-0071321

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39327	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $6,750,000.00. Affiant Subscribed and sworn to before me this 31st day of July, 2026. Notary Public My Commission Expires: 3-6-28

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tikkanash Community Property Trust 2627 78th Ave NE Medina, WA 98039	New Owner	Map and Parcel No.: 13206002800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Branch Howard, Trustee of The 828 Curtiswood Trust U/A Dated October 27, 2021 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Tikkanash Community Property Trust ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 828 N Curtiswood Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of July, 2026.

GRANTOR:

Branch Howard, Trustee

Branch Howard, Trustee of
The 828 Curtiswood Trust
U/A Dated October 27, 2021

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30th day of July, 2026, before me personally appeared (via audio/video communication), Branch Howard, Trustee of The 828 Curtiswood Trust U/A dated October 27, 2021, 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 July, 2026.

Notary Public
My Commission Expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of the Don R. and Jane D. Martin Property of record in Book 6900, Page 425, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 358.83 feet on the broken easterly margin of Curtiswood Lane and extends back 636.63 feet on the broken northerly line and 263.95 feet on the southeasterly line to a broken line in the rear, measuring 489.04 feet thereon.

Being the same property conveyed to Branch Howard, Trustee of the 828 Curtiswood Trust U/A dated October 27, 2021, by deed dated October 27, 2021 from Joseph A. Smith, unmarried, of record in Instrument No. 20211105-0147884, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Book 6900, Page 425, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7624, Page 894, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Holly Mason, 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 7/30/26.

Affiant Signature

7/31/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31 day of July, 2026.

Notary's Signature



(Notary Seal)