THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39354-06-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $4,000,000.00. Affiant Subscribed and sworn to before me this 25th day of August, 2026. Notary Public My Commission Expires: My Commission Expires July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1466652 DEEDWARR
09/01/2026 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $14,800.00
20260901-0080828

WARRANTY DEED

Address New Owner: Reese A. Morgan 2 Bridleway Trail Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 15806000100

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, **Tyler R. Skinner, Trustee Of The Lot 734 Revocable Living Trust Dated September 5, 2019, as Amended and Restated on December 31, 2020, designating Roman Josi as Substitute, Sole Trustee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reese A. Morgan, sole ownership** ("Grantee"), their heirs 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 2 Bridleway Trail, Nashville, TN 37215.

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

And Grantor covenants that it 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 itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its heirs 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 25th day of August, 2026.

Tyler R. Skinner, Trustee Of The Lot 734 Revocable Living Trust Dated September 5, 2019, as Amended and Restated on December 31, 2020, designating Roman Josi as Substitute, Sole Trustee

BY: R Josi, Substitute, Sole Trustee
Roman Josi, Substitute, Sole Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Roman Josi, Substitute, Sole Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2026.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hunterdon, of record in Plat Book 7900, Page 935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler R. Skinner, Trustee Of The Two Bridleway Revocable Living Trust Agreement Dated March 28, 2017 by deed dated March 29, 2017 from Brian Weissmann and wife, Page Weissmann of record in Instrument No. 20170330-0030930, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 29, 2021 of record in Instrument No. 20210804-0104964, Register's Office for Davidson County, Tennessee, Tyler R. Skinner, Trustee Of The Two Bridleway Revocable Living Trust Agreement Dated March 28, 2017 conveyed subject property to Tyler R. Skinner Trustee Of The Lot 734 Revocable Living Trust Dated September 5, 2019, as Amended and Restated on December 31, 2020.

TOGETHER WITH an Easement for ingress, egress, maintenance and repair of a fence as described in the Easement Agreement of record in Instrument No. 20150624-0060531, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants contained in an instrument of record in Book 9648, Page 756, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 7900, page 935, Register's Office for Davidson County, Tennessee.
4. Easement Agreement of record in Instrument No. 20150624-0060531, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, April G Nichols 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 8-25 2026 (date of document).

Affiant Signature

August 25, 2026
Date

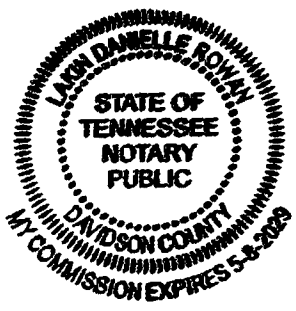
State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL



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