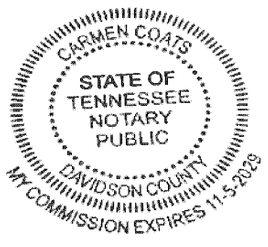
Karen Johnson Davidson County
Batch# 1475357 DEEDWARR
09/21/2026 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,661.41
20260921-0087352

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $719,300.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 20th day of August, 2026.

Carmen Coats
Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ellis C. Chase	MOVEMENT MORTGAGE, LLC	072 09 3K 002.00
933B Spain Avenue	8024 CALVIN HALL ROAD	
Nashville, TN 37216	INDIAN LAND, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHY R. NEAL AND ROBERT V. JOHNSTON, WIFE AND HUSBAND, AND NEAL R. JOHNSTON, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLIS C. CHASE, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Nineteentythree Spain Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 2021111015-0138949, in the 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 Neal R. Johnston, unmarried and Kathy R. Neal and Robert V. Johnston, wife and husband, as joint tenants with right of survivorship, by Quitclaim Deed from Kathy R. Neal, Co-Trustee and Robert V. Johnston, Co-Trustee of The Robert V. Johnston Trust, dated June 5, 2013 dated February 13, 2024, and recorded February 21, 2024, of record in Instrument No. 20240221-0011938, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Kathy R. Neal, Co-Trustee and Robert V. Johnston, Co-Trustee, of The Robert V. Johnston Trust, by Warranty Deed from Megan J. Myers and Christopher G. Myers, husband and wife dated April 18, 2016, and recorded April 18, 2016, of record in Instrument No. 20160418-0037326, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 933B Spain Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of August, 2026.

Kathy R Neal

Kathy R. Neal

Robert V. Johnston

Kathy R Neal, attorney-in-fact

Neal R. Johnston by Kathy R. Neal, his Attorney-In-Fact

STATE OF Oklahoma
COUNTY OF Tulsa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kathy R. Neal and Robert V. Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of August, 2026.

Notary Public

My Commission Expires: 6/28/2028

JANA TURNER
Notary Public - State of Oklahoma
Commission Number 16006224
My Commission Expires Jun 28, 2028

STATE OF Oklahoma
COUNTY OF Tulsa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kathy R. Neal, as attorney-in-fact for Neal R. Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of August, 2026.

Notary Public

My Commission Expires: 6/28/2028

JANA TURNER
Notary Public - State of Oklahoma
Commission Number 16006224
My Commission Expires Jun 28, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 20. 2026

Affiant Signature

21st day of September, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202609210087352