Karen Johnson Davidson County
Batch# 987507 DEEDWARR
04/03/2023 10:54:30 AM 5 pgs
Fees: $28.00 Taxes: $925.00
20230403-0023833

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1080-KS

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2023.

Notary Public
My Commission Expires: 4-28-25

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Evelyne Wingett 402 Sunvalley West Nashville, TN 37221	CMG Mtg Inc dba CMG Home Loans 3160 Crow Canyon Rd. Ste 400 San Ramon CA 94583	142-15-0D-011-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Mitchell Hohl, Individually, and as Executor of Estate of Marsha Hohl, and Maxine Hohl,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Evelyne Wingett, a single woman**, hereinafter called the Grantee, her 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, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Sun Valley Townhomes, a Planned Unit Development, as of record in Book 6900, Page 519, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description, and subject to Declaration of Covenants, Conditions and Restrictions of Sun Valley Townhomes, of record in Book 7422, Page 977, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marsha Hohl, unmarried by Warranty Deed from G. Steve Hulen and wife, Janice Hulen dated March 18, 1994 and recorded on March 22, 1994 in Book 9286, Page 516 Register's Office for Davidson County, Tennessee.

The said Marsha Hohl having since died testate on January 21, 2021. The Last Will and Testament for Marsha Hohl, Probate No. 22P2279 in the Circuit Court for Davidson County. Mitchell Hohl, and Maxine Hohl are the devisees of said Last Will and Testament and join this conveyance to evidence their consent to the transfer and to convey any interest they may have in said property.

This Instrument executed on behalf of Maxine Hohl, ("Principal") By Mitchell Hohl pursuant to the Power of Attorney of record in Instrument Number 20230331-0023421, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property known as: **402 Sunvalley West, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantors has executed this instrument on this 29th day of March, 2023.

GRANTORS:

Estate of Marsha Hohl

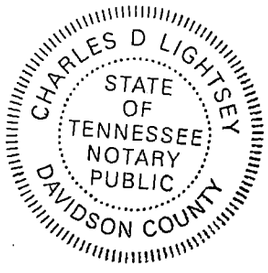
By: Mitchell Hohl
Mitchell Hohl, Executor

Mitchell Hohl
Mitchell Hohl, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mitchell Hohl, Individually and as Executor of Estate of Marsha Hohl, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of March, 2023.



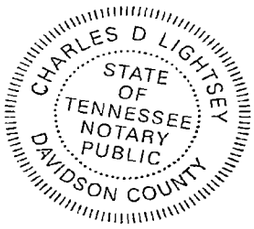
Notary Public
My Commission expires: March 3, 2026

Maxine Hohl by Mitchell Hohl her Attorney-in-Fact
Maxine Hohl, by Mitchell Hohl, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Maxine Hohl ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 29th day of March, 2023.



Notary Public
My Commission expires: March 3, 2026

202304030023833

EXHIBIT "A"
TO Warranty Deed
From: Mitchell Hohl, Individually and as Executor of Estate of Marsha Hohl, and Maxine Hohl
To: Evelyne Wingett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith naught.

Mitchell Hohl
Affiant

WITNESS my hand and seal at office this 29th day of March, 2023.

Notary Public
My Commission Expires: March 3, 2026

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3-29-23 (date of document).

Affiant Signature

4-3-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3rd day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY