Karen Johnson Davidson County
Batch# 987914 DEEDWARR
04/03/2023 03:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20230403-0024152

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$360,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 31ST DAY OF MARCH, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2387 - KC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Gunnar M. Johanning and Kaela Morgan Johanning 4413 Falling Leaf Lane Nashville, TN 37207	**Same as New Owner**	032-13-0-113.00

For and in consideration of the sum of Three Hundred Sixty Thousand And 0/100 ($360,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

JOYCE A. EVANS AND TALAYA SHARNELL SAVAGE, A MARRIED COUPLE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

GUNNAR M. JOHANNING AND KAELA MORGAN JOHANNING, A MARRIED COUPLE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, 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. 88 on the Plan of Timbertrail, Section 5 of record in Plat Book 6200, Page 712, 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 Joyce A. Evans, an unmarried woman, by Quitclaim Deed from Richard Evans, unmarried, dated December 26, 2018 and recorded 01/08/2019 in Instrument No. 20190108-0001845, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed was executed pursuant to the Final Decree of Absolute Divorce filed in the Third Circuit Court for Davidson County, Tennessee at Nashville as Docket No. 18D1023. ALSO being the same property conveyed to Richard L. Evans and wife, Joyce A. Evans, by Cash Deed from Henry G. Cisneros, Secretary of

Housing and Urban Development, dated May 14, 1993 and recorded May 18, 1993 in Book 8951, Page 41, in the Register's Office for Davidson County, Tennessee.

Talaya Sharnell Savage, spouse of Joyce A. Evans , hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest he/she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 4413 Falling Leaf Lane, Nashville, TN 37207.

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR JOYCE A. EVANS AND TALAYA SHARNELL SAVAGE, A MARRIED COUPLE to GUNNAR M. JOHANNING AND KAELA MORGAN JOHANNING, A MARRIED COUPLE FOR THE TRANSFER OF PROPERTY LOCATED AT 4413 FALLING LEAF LANE, NASHVILLE, TN 37207.]

Witness our/my hand on the 31st day of March, 2023.

Joyce A. Evans

Talaya Sharnell Savage

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MONTGOMERY KMH

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joyce A. Evans and Talaya Sharnell Savage, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2023.

KAYLA MELISSA HAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 01/19/2025

Certificate of Authenticity

I, Kimberly Hollingshead, 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 03/31/2023.

Kimberly Hollingshead, Esq.

04/03/2023
Date

State of Tennessee
County of Williamson

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

Notary Signature

My Commission Expires 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON