Name and Address of New Owner:
Jonathan Earl Williams and Hannah Grace Williams
102 Ivyridge Road
Madison, AL 35757

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Vanderbilt Mortgage and Finance, Inc DBA
Silverton Mortgage
PO BOX 202129
Florence, SC 29502

Map & Parcel(s):
086-12-0B-011.00-CO

Karen Johnson Davidson County
Batch# 1301879 DEEDWARR
07/24/2025 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250724-0058633

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Langhals and John J. Langhals, wife and husband**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Jonathan Earl Williams, a married man, and Hannah Grace Williams, an unmarried person, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 11 as Shown on Exhibit B of Declaration of Covenants condition and Restriction for Tulip Grove a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, Register's Office for Davidson County, Tennessee as amended in Instrument No. 20161123-0124072 and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee , to which plan reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Jennifer Langhals and John J. Langhals, wife and husband by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company of record in Instrument No. 20180202-0011058 Register's Office for Davidson County, Tennessee, dated February 02, 2018 and recorded on February 02, 2018.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1344 Sula Drive, Nashville, TN 37076

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, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors and 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.

WITNESS our hand this 17 day of July, 2025.

Jennifer Langhals

John J. Langhals

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 17 day of July, 2025, before me personally appeared Jennifer Langhals and John J. Langhals, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 17 day of July, 2025.

Notary Signature
My commission expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00.

Affiant Signature

Subscribed and sown to before me, this the 17 day of July, 2025.

Notary Public
My Commission Expires: Oct. 24, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Lisa Wagner, 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 **7/17/25**.

Date

Affiant Signature

7/24/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **24th** day of **July**, 2025.

Notary's Signature

My Commission Expires: **9/21/25**
Date

Notary's Seal (if on paper)

