PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1352125
12/02/2025 10 48 30 AM
Fees $13 00 Taxes $1,850 00

Davidson County
DEEDWARR
2 pgs

20251202-0095395

Christy Wilkins Ivey

Margaret H Taylor

Ivey Title, LLC Ref (LM) Title No 64259
Dav Co File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thanh Huynh Bang Le 1112 Wildwind Court Nashville, TN 37209	Old National Bank

TAX MAP PARCEL NUMBERS: 114070B10500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Claudius F. Johns, III, single man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thanh Huynh and Bang Le** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being Lot No 93 on the Plan of Section Four Westchase of record in Instrument No 20040204-0013784, incorrectly designated as instrument No 20040728-0089866 in prior conveyance, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Christopher Johns, unmarried, by Warranty Deed from NVR Inc , a Virginia Corporation T/A Fox Ridge Homes dated Ocotber 21, 2004, and recorded on October 27, 2004, of record in Instrument No 20041027-0129204, Register's Office for Davidson County, Tennessee The said Christopher Johns has since died By Executor's Deed dated February 15, 2024, recorded February 21, 2024, of record in Instrument No 20240221-0012006, said Register's Office, Claudius F Johns III, Executor under the Last Will and Testament of Christopher Johns, of record in Case No 22P1091, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division conveyed subject property to Claudius F Johns III

Description Reference Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to Taxes for 2026, and subsequent years, The Plan, with Owner's Certificate, of record in Instrument No 20040204-0013784, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description The Declaration of Covenants, Conditions and Restrictions of record in Instrument 20021126-0146387, Insturment No 20160308-0021966, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars Agreement for dedication of public utilities easement of record in Instrument No 20050509-0052106, said Register's Office

This is improved property, known as 1112 Wildwind Court, Nashville, TN 37209

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 21st day of November 2025

Claudius F. Johns

Claudius F. Johns, III

State of FLORIDA

County of Alachua

On this 21st day of Nov., 2025, before me the undersigned authority, personally appeared Claudius F Johns, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary

My Commission Expires 11-13-2026

Notary Public State of Florida
Reynolds Jackson Jr.
My Commission HH 314635
Expires 11/13/2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $500,000 00

Affiant

Sworn and subscribed before me this 24th day of november, 2025

Notary

My Commission Expires 5-28-2029

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.