Karen Johnson Davidson County
Batch # 1361127 DEEDWARR
12/23/2025 10:58:05 AM 2 pgs
Fees: $13.00 Taxes: $1,008.25
20251223-0101968

This Instrument Prepared By and Returned To:	Map-Parcel Number:	Address of New Owner:	Send Tax Bills To:
Dahl Title & Escrow, LLC 1118 Madison Street Clarksville, TN 37040	142-15-0D-011-00	JENNIFER C. JOHNSON 402 SUNVALLEY W NASHVILLE, TN 37221	JENNIFER C. JOHNSON 402 SUNVALLEY W NASHVILLE, TN 37221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand the receipt and sufficiency of such payment being hereby acknowledged, **EVELYNE WINGETT, a married woman** ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **JENNIFER CONSTANCE JOHNSON, a single woman** ("Grantee"), to be held by Grantee, Grantee's heirs, successors and assigns, all of Grantor's rights, title, and interest in and to certain land located in Davidson County, more particularly described as follows:

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 by Warranty Deed from Mitchell Hohl, Individually, and as Executor of Estate of Marsha Hohl, and Maxine Hohl to Evelyne Wingett, a single woman, recorded April 3, 2023, as Instrument No. 20230403-0023833 in Davidson County, Tennessee Register of Deeds.

Benjamin Murphy joins in this Warranty Deed to release any interest he may have pursuant to the property as he is the husband of Evelyne Wingett.

This property is further identified as tax parcel #142-15-0D-011-00, in the Tax Assessor's Office for Davidson County, Tennessee.

This is real property more commonly known as 402 Sunvalley West, Nashville, TN 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

GRANTOR DOES further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to said land to said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this the 11th day of December 2025.

"Grantors"

EVELYNE WINGETT

BENJAMIN MURPHY

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, EVELYNE WINGETT and BENJAMIN MURPHY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of December 2025.

TONIA MILLS STATE OF TENNESSEE NOTARY PUBLIC STEWART COUNTY

NOTARY PUBLIC

My Commission Expires: 12-11-2027

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $272,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN TO AND SUBSCRIBED before me, a Notary Public on this the 11th day of December 2025.

TONIA MILLS STATE OF TENNESSEE NOTARY PUBLIC STEWART COUNTY

NOTARY PUBLIC

My Commission Expires: 12-11-2027