Karen Johnson Davidson County
Batch# 1383758 DEEDWARR
02/20/2026 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20260220-0013688

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-8066-TM

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $294,000.00.

Affiant

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this the 19th day of February, 2026.

Notary Public
My Commission Expires: 6.16.29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Wehofer 2120 Lebanon Pike unit 111 Nashville TN 37210	New owner	095 05 0B 031.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Johnny L. Willburn and Karon S. Nelson-Willburn, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Michael Wehofer** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 111 on the Master Deed of EASTHAVEN TOWNHOMES, A PLANNED UNIT DEVELOPMENT of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Johnny L. Willburn and Karon S. Nelson-Willburn, wife and husband, by Warranty Deed from Carrie R. Boucher n/k/a Carrie R. Suchman and Robert Suchman, wife and husband, of record in Instrument No. 20210323-0038269, in the Register's Office of Davidson County, Tennessee, dated March 22, 2021, and recorded on March 23, 2021.

This is improved property located at: **2120 Lebanon Pike, #111, Nashville, TN 37210**

This conveyance is made subject to 1) property taxes for the year 2026 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 the 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 Grantee, their heirs and assigns forever; and I/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 I/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, 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, Grantor has executed this instrument on this 17th day of February, 2026.

GRANTOR:

Johnny L Willburn
Signed with Stavvy

~~Johnny L. Willburn~~

Karon S. Nelson-Willburn
Signed with Stavvy

Karon S. Nelson-Willburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication Johnny L. Willburn and Karon S. Nelson-Willburn, 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 they is the within named grantor, and that he/she electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of February, 2026.

Signed with Stavvy

Notary Public
My Commission expires: _____

CHARLES D LIGHTSEY
State Of Tennessee Notary Public
County of Davidson
My Commission Expires March 3, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/17/2026 (date of document).

Affiant Signature

2/19/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202602200013688