Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ W. Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 410,000.00.

Affiant

Subscribed and Sworn before me this 23rd day of June, 2026.

Notary Public
My commission expires 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1437577 DEEDWARR
06/24/2026 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260624-0056964

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jennifer Sangrey and Christopher Sangrey 260 Sundown Drive, Antioch, TN 37013	New Owner	182-01-0A-123-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joseph Anthony Woodring and Megan Rose Woodring, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jennifer Sangrey and Christopher Sangrey, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Phase Two, Sunset Hills of record in Plat at Instrument No. 20100222-0013295, 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 George E. Mann and Susan Mann, husband and wife by Warranty deed from Lake Forest Homes, Inc of record in Instrument No. 20110609- 0044405 Register's Office for Davidson County, Tennessee, dated June 03, 2011 and recorded on June 09, 2011.

Being the same property conveyed to Joseph Anthony Woodring and Megan Rose Woodring, husband and wife, by Warranty Deed dated November 17, 2020, from George E. Mann and Susan Mann, husband and wife, recorded November 20, 2020 as Instrument No. 20201120-0136897 Register's Office for Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 260 Sundown Drive, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 23rd day of June , 2026.

Joseph Anthony Woodring

Megan Rose Woodring

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 23rd day of June, 2026, before me personally appeared Joseph Anthony Woodring and Megan Rose Woodring, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of June, 2026.

Notary Signature
My commission expires: 05/24/2028

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 6/23/2026 (date of document).

Emma Howard
Affiant Signature

6/23/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23 day of June, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL