Karen Johnson Davidson County
Batch# 1459017 DEEDWARR
08/12/2026 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20260812-0074659

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9700-MC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 7th day of August, 2026.

Notary Public
My Commission Expires: 01/22/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dennis J. Sperrazza, Sr and Peggy Sperrazza 2884 Seasons Boulevard Sarasota, FL 34240	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	155 03 0B 050.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Henok Agegnehu Wondem, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Dennis J. Sperrazza, Sr and Peggy Sperrazza, husband and wife** (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 Lot No. 1, on the Plan of ADDITION TO RIVER PARK ESTATES, of record in Plat Book 6900, Page 240, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Henok Agegnehu Wondem, an unmarried man, by Warranty Deed from Wendy Sue Suarez, a single woman and Dorene Robey and Kevin Robey, wife and husband, of record in Instrument No. 20220712-0079981, in the Register's Office of Davidson County, Tennessee, dated July 08, 2022 and recorded on July 12, 2022.

Kimberly Wondem joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **7108 River Park Court, Nashville, TN 37221**

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 7th day of August, 2026.

GRANTOR:

Henok Agegnehu Wondem

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Henok Agegnehu Wondem,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of August, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov 17, 2029

Kimberly Wondem

STATE OF TENNESSEE
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kimberly Wondem,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of August, 2026.

Notary Public
My Commission expires: 9/17/2029

EMILY BRANTNER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires Sept. 17, 2029

202608120074659

I, Kirsten Virden, 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 8-7-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 8-7-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of August, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

