This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9858-MC

Karen Johnson Davidson County
Batch# 1470310 DEEDWARR
09/08/2026 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260908-0083263

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 2nd day of September, 2026.

Notary Public
My Commission Expires: 3.21.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allen Shao King and Maria Elena Villalobos King 710 Cleo Miller Drive 533 Nashville, TN 37206	Old National Bank PO Box 918 Evansville, IN 47706	182 01 0A 131.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey G. Jansen and Marilyn S. Jansen, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Allen Shao King and Maria Elena Villalobos King, 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. 42 on the plan of PHASE TWO, SUNSET HILLS Subdivision, RS-10 Subdivision Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20100222-0013295, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey G. Jansen and Marilyn S. Jansen, husband and wife, by Warranty Deed from Lifestyle Home Builders, Inc., a Tennessee corporation, of record in Instrument No. 20140828-0078637, in the Register's Office of Davidson County, Tennessee, dated August 22, 2014 and recorded on August 28, 2014.

This is ☒ improved or ☐ unimproved property located at: **1212 Sundown Court, Antioch, TN 37013**

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 2nd day of September, 2026.

GRANTOR:

Jeffrey G. Jansen

Marilyn S. Jansen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jeffrey G. Jansen and Marilyn S. Jansen,** 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of September, 2026.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary Public
My Commission expires: _____

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 9-2-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 9-2-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

