Karen Johnson Davidson County
Batch# 1472404 DEEDWARR
09/14/2026 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260914-0085247

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-42031-26

WARRANTY DEED

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of Sept., 2026

NOTARY PUBLIC

My commission expires: 4/29/30

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Seboa 1603 Porter Road Nashville, TN 37206	Same address as new owner	072-15-0-240

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars ($ 345,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Sandra Louise Johnson, and successors, Trustee U/D dated April 6, 2018**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Wayne Seboa, unmarried man**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 32 on the Plan of M.P. Estes Subdivision, of record in Book 843, page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sandra Louise Johnson, and successors, Trustee U/D dated April 6, 2018, from Sandra Louise Johnson, a single person, widow of Bruce Kenneth Johnson, deceased, as surviving tenant by the entirety of the premises, by Warranty Deed dated January 11, 2024 and recorded February 2, 2024 in Instrument #20240202-0007376, said Register's Office.

Being the same property conveyed to Sandra Louise Johnson and husband, Bruce Kenneth Johnson, from Linnaea Marie Andelman, fka Linnaea Marie Johnson, and husband, Erik D. Andelman, by Warranty Deed dated July 8, 2008 and recorded September 4, 2008 in Instrument #20080904-0090522, said Register's Office. The said Bruce Kenneth Johnson having died November 9, 2017, leaving Sandra Louise Johnson as surviving tenant by the entirety.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1603 Porter Road, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 11th day of September, 2026

GRANTOR(S)

Sandra Louise Johnson, Trustee

Sandra Louise Johnson, and successors, Trustee U/D dated April 6, 2018

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, a Notary Public, Sandra Louise Johnson, as Trustee U/D dated April 6, 2018, 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 seal, this the 11th day of September, 2026.

Notary Public

George L. Bronner

Printed Notary Name

My commission expires: 12/18/2029

GEORGE L. BRONNER
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 12-18-2029
KNOX COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 9/11/26 (date of document).

Affiant Signature

9/11/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of Sept., 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027