Karen Johnson Davidson County
Batch# 961732 DEEDWARR
01/17/2023 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230117-0003757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/05/2024
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **TYLER LEISING AND MARY RINEHART** | NEW OWNER | **072-06-0-379.00** |
| (NAME) **1115 LELAND AVE.** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37216** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, 510 FOUNDATION, A TENNESSEE NON-PROFIT CORPORATION,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER LEISING AND MARY RINEHART, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot 65 of the Resubdivision of P/O Lots 64 and 65 of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, said plat being of record in Book 8250, Page 751, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an iron pin at a sidewalk on the northerly margin of Leland Avenue, said point being the southeasterly corner of the tract herein described; thence following sidewalk North 84 degrees, 48 minutes 20 seconds West 50.0 feet to a point at Lot 64; thence following the border of Lot 64 North 09 degrees, 11 minutes, 53 seconds East 172.96 feet to a point; thence along a 15 foot alley South 85 degrees, 42 minutes, 50 seconds East 50.0 feet to a square rod at a fence corner; thence South 09 degrees, 11 minutes 53 seconds West 173.81 feet to the point of beginning, containing 8,644 square feet, more or less.

Being the same property conveyed to Coordination Plus, LLC from Leland D. Watts, married, by warranty deed dated March 15, 2013, of record in Instrument No. 20130318-0026261, said Register's Office. Further, being the same property conveyed to 510 Foundation, a Tennessee non-profit corporation, from Coordination Plus, LLC, a Tennessee Limited Liability Company, by quitclaim deed dated January 4, 2023 of record in Instrument No. 20230111-0002355, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 8250, Page 751; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4269, Page 160; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved( X ) property, known as **1115 LELAND AVE., NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17 day of January, 2023.

**510 FOUNDATION**
**A Tennessee Non-Profit Corporation**

PRESIDENT

**By: David D. Haynes, President**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David D. Haynes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **President of 510 Foundation**, a Tennessee Non-Profit Corporation, the within-named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of 510 Foundation, by himself as such President.

Witness my hand and official seal at Nashville, Tennessee this 17 day of January, 2023.

**My Commission expires: March 3, 2026**




Notary Public

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 January 17, 2023.

Affiant Signature

1/17/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 17 day of January., 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY