Name and Address of New Owner:
Christy Lavette Leonard
136 Blackpool Drive
Nashville, TN 37013

Karen Johnson Davidson County
Batch# 1079554 DEEDWARR
12/07/2023 12:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231207-0094634

Send Tax Bills To:
Christy Lavette Leonard
136 Blackpool Drive
Nashville, TN 37013

This Instrument Prepared By:
Aleks Mitrius
Modern Title Group
114 Rayson St
1A
Northville, MI 48167

Map & Parcel No: 081-12-0-250

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, **Christy Lavette Leonard, Administrator of The Estate of Margaret Ann Gilbert**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christy Leonard, A Single Woman, As Sole Owner** , "the Grantee," the following described real estate in Davidson County, Tennessee:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Northerly 23.4 feet of Lot No. 351 and the Southerly 1.8 feet of Lot No. 352 on the plan of McGavock's Addition, as of record in Book 21, Page 23, of the Register's Office for Davidson County, Tennessee, said part of lots adjoin and front together 25.2 feet on the Westerly side of Arthur avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Margaret White-Gilbert, unmarried by Warranty Deed from Phase 10 Management, LLC of record as Instrument No. 20061103-0137117 in the Register's Office for Davidson County, Tennessee, dated October 30, 2006 and recorded on November 3, 2006.

The said Margaret White-Gilbert has since departed this life on December 16, 2021. Probate was filed in the Circuit Court of Davidson County, Tennessee in Case No. 22P300; whereas Letters of Administration were granted to Christy Lavette Leonard on

September 11, 2023, 2023.

For Information Only: Being Parcel 081-12-0-250
Being also known as 1519 Arthur Avenue, Nashville, TN 37208

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 on the 11th day of September, 2023.

The Estate of Margaret Ann Gilbert

By: Christy Lavette Leonard (SEAL)
Christy Lavette Leonard, Administrator

STATE OF ~~MICHIGAN~~ DVH TENNESSEE
COUNTY OF ~~WAYNE~~ DVH DAVIDSON

Acknowledged by Christy Lavette Leonard, Administrator of The Estate of Margaret Ann Gilbert before me on 11th day of September, 2023.

Notary Public Signature

Daniel V Hofmeister
Notary name

DANIEL V HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary public, State of Tennessee, COUNTY OF Williamson

My Commission Expires: 9/21/2026

Tennessee Certification of Electronic Document

I, Melissa Edelen, 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 9/11/2023 (date of document).

Melissa Edelen
Affiant Signature

11/28/2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 28 day of November, 2023.

Kaitlyn Moore
Notary's Signature

MY COMMISSION EXPIRES: 06 02 2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne