Karen Johnson Davidson County
Batch# 1082425 DEEDWARR
12/15/2023 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20231215-0096720

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $469,900.00. Affiant Subscribed and sworn to before me, this the 12th day of December, 2023. Notary Public My commission expires: 09/02/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacob Leonard and Luisa Leonard	Canopy Mortgage, LLC	096-02-0B-086.00-CO
615 Markham Street	360 Technology Ct. Ste. 200	
Nashville, TN 37214	Lindon, UT 84042	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AT3 MARKHAM EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB QUINCOZES LEONARD AND LUISA LEONARD, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 86 on the Plan of Markham East, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220120-0007683 and amended in Instrument No. 20230803-0060209 and Instrument No. 20230807-0061033, and shown on the Final plat of Markham East, of record in Instrument No. 20220215-0017540, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company by Special Warranty deed from FP Investments, GP, a Tennessee general partnership of record in Instrument No. 20200305-0024695, Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020.

Being a portion of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company by Quitclaim deed from FP Investments, GP, a Tennessee general partnership of record in Instrument No. 20200305-0024696 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020, and Affidavit recorded on January 25, 2021 in Instrument No. 20210125-0010932.

Being a portion of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company by Quitclaim deed from AT3 Markham East, LLC, a Delaware limited liability company of record in Instrument No. 20210126-0011405 Register's Office for Davidson County, Tennessee, dated January 26, 2021 and recorded on January 26, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 615 Markham Street, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of December, 2023.

AT3 Markham East, LLC, a Delaware Limited Liability Company

By: _____
Frank E. Neal, IV, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, Vice President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of AT3 Markham East, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of December, 2023.

DREW BRANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-3-2025

Notary Public

My Commission Expires: 3-3-25

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 12, 2023** (date of document).

Affiant Signature

December 14, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25