Deed Prepared by:
Eric S. Ratliff. Esq.
Ratliff Law Firm
P O Box 1057
Kodak, TN 37764

Karen Johnson
Batch # 1221197
12/30/2024 10:40:14 AM
Fees: $18.00 Taxes: $1,979.50
Davidson County
DEEDWARR
3 pgs
20241230-0100947

State of Tennessee

County of Knox

The actual consideration, or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn before me this 17 day of December, 2024.

Notary Public

CLAIRE ELIZABETH SPRINGHETTI
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 2-2-2025
KNOX COUNTY

My commission expires: 2.2.25

Address of New Owner:	Kevin LeBlanc 160 Wakeboard Way Winchester, Tennessee 37398
Send tax Bills to:	Same
Tax Information:	104-02-0X-216-00

WARRANTY DEED

For and in consideration for the sum of ten dollars ($10.00) cash in hand paid by the hereinafter named Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Kevin LeBlanc Family, LLC, a Louisiana limited liability company (hereinafter the "Grantor"), has bargained, sold, and does hereby convey and transfer to the Grantees, Kevin LeBlanc and Trudy LeBlanc, as husband and wife

with right of survivorship, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 216, together with appurtenant interest in the common elements of The Row at 31st Condominiums, a Horizontal Property Regime established by Master Deed of Record in Instrument Number 20030430-0057670 and corrected in Instrument Number 20040203-0012935 and addendum in Instrument Number 20040206-0014724 and amended in Instrument Number 20040615-0070764, Instrument Number 20040915-011125, and Instrument Number 20171109-0115339, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium site plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to the Kevin LeBlanc Family, LLC, a Louisiana limited liability company, by Warranty Deed from Jeffrey C. Webber and Paula M. Webber, husband and wife, of record in Instrument Number 20240701-0049182, Register's Office for Davidson County, Tennessee, and dated June 27, 2024.

This conveyance is subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years not yet due and payable.

2. All matter appearing in the plan of The Row at 31st Condominiums of Record in Instrument number 20030430-0057670, Register's Office for Davidson County, Tennessee.

3. Easements to Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and Storm Drainage recorded in Instrument Number 20021011-0125352, Register's Office for Davidson County, Tennessee.

4. Storm Water Retention Agreement of record in Instrument Number 20020910-0109699, Register's Office for Davidson County, Tennessee,

5. Subject to the Master Deed recorded in Instrument Number 20030430-0057670 and corrected in Instrument Number 20040203-0012935 and addendum in Instrument Number 20040206-0014724 and amended in Instrument Number 20040615-0070764, Instrument Number 20040915-011125, and Instrument Number 20171109-0115339, Register's Office for Davidson County, Tennessee,

This is improved property known as **216 31st Avenue North, Nashville, Tennessee 37203.**

To have and to hold said tract or parcel of land with the appurtenances, title, estate, and interest thereto belonging to said Grantees, their heirs and assigns forever. Grantor covenants

with the Grantees that Grantor is lawfully seized and possessed of said land in fee simple, and has good right to convey it and the same is unencumbered except as otherwise herein set forth. Grantor does further covenant and bind itself, its heirs, assigns and representatives to warrant forever and defend the title to said land to the Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Grantor and the person signing on behalf of Grantor does hereby warrant and represent that all action has been taken to authorize the action taken herein and that the person executing this document has full power, authority, and authorization to bind the Grantor.

In witness whereof, the said Grantor, by its designated and authorized manager, has executed this Instrument on this ___ day of December, 2024.

The LeBlanc Family, LLC
By Kevin LeBlanc, Manager

State of Tennessee

County of Knox

On this 17 day of December, 2024, personally appeared before me Kevin LeBlanc, who is either personally known to me or who presented valid photo identification as to his identity, and executed this instrument and acknowledged the execution as his free act and deed, as the authorized representative and manager of the Grantor.

Notary Public

My commission expires: 2.2.25

