Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Glen Hills Blvd , Suite 130
[illegible]

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-4973
Parcel ID: 160-16-0B-134-00

Karen Johnson
Batch # 1242444
03/03/2025 10 31 32 AM
Fees $13 00 Taxes $3,552 00

Davidson County
DEEDWARR
2 pgs

20250303-0015508

Property Address
6305 Leconte Park, Brentwood, TN 37027

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Mary Saint & Maximillion Sung
6305 Leconte Park
Brentwood, TN 37027

Name and Address of New Owner:
New Owner

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MARIET GUIRGUIS, Trustee of LECONTE PROPERTY TRUST dated January 17, 2024,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **MARY SAINT and MAXIMILLION SUNG, wife and husband,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land located in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the plan of Brentwood Chase, Revision One, Section Two, of record in Plat Book 9700, Pages 945-948, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to WAHEED GUIRGUIS and MARIET GUIRGUIS, Trustees of LECONTE PROPERTY TRUST dated January 17, 2024 by Deed dated February 1, 2024 from WAHEED GUIRGUIS AND WIFE MARIET GUIRGUIS, recorded February 1, 2024, in Instrument Number 20240201-0007237, in the Official Records of Davidson County, Tennessee.

Also being the same property conveyed to WAHEED GUIRGUIS and wife MARIET GUIRGUIS, by Deed dated May 18th 2007 from JAMEL L. GRIFFIN AND TAMARA GRAVELY-GRIFFIN, husband and wife, recorded May 29, 2007, in Instrument Number 20070529-0063108, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 6305 Leconte Park, Brentwood, TN 37027.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 9700, page 945, Plat Book 9700, page 936, and in Plat Book 9700, page 653, Register's Office for Davidson County, Tennessee.

3. Waterline Easement as contained in Book 8371, page 320, Register's Office for Davidson County, Tennessee.

4. Right-of-way easement granted to Metropolitan Government of Nashville as contained in

Book 11115, page 281, and in Book 11115, page 286, Register's Office for Davidson County, Tennessee.

5. Quitclaim Deed for Homeowners Association of record in Instrument No 20010208-0012529, Registers office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000531-0053798, 20000831-0086366, 20030602-0074306, 20010614-0062687, 20010614-0062686, 20150109-0002674,20030110-0004465, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this 26 day of February, 2025.

LECONTE PROPERTY TRUST dated January 17, 2024

By: Mariet Guirguis
MARIET GUIRGUIS, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared MARIET GUIRGUIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee **of LECONTE PROPERTY TRUST dated January 17, 2024**, the within name bargainer, a limited liability company, and that she as such Trustee, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by MARIET GUIRGUIS, Trustee, respectively.

WITNESS my hand and official seal this 26th day of February, 2025.

BENNETT R. LIEBERMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
July 21st, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $960,000.00.

Affiant

SWORN TO and subscribed before me on this 26 day of February, 2025

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04 2027

Notary Public

My Commission Expires: