WARRANTY DEED

Karen Johnson
Batch # 1290003
06/25/2025 04:11:24 PM
Fees: $18.00 Taxes: $925.00

Davidson County
DEEDWARR
3 pgs

20250625-0050213

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

DANA DELWORTH STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2028

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES: 05/05/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Habitat for Humanity of Greater Nashville, Inc.	**NEW OWNER**	
(NAME)	(NAME)	**018-16-0-151.00**
414 Harding Pl.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN ANN LEEMAN REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 12, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HABITAT FOR HUMANITY OF GREATER NASHVILLE, INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in ~~**SUMNER**~~ DAVIDSON COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a parcel of land located in the City of Goodlettsville, Tennessee in the 10th civil district of Davidson County, and being more particularly described as follows:

Beginning at a 1/2-inch iron pipe in the west margin of Graves Road, said pipe being located roughly 285 feet north of the intersection of Graves Road and Moncrief Road and roughly 20 feet west of the center of Graves Road, said point also being the southeast corner of the tract described herein, thence leaving the west margin of Graves Road South 85 degrees 25 minutes 53 seconds West, passing a concrete monument at 5.00 feet and continuing along said bearing for another 220.00 feet, for a total distance of 225.00 feet to a 1/2-inch rebar set with a red cap "Ward RLS #3031", said point being the southeast corner of the property owned by the Missionary Baptist Church Trust of record in Deed Book 489, Page 636, in the Register's Office of Davidson County, Tennessee (R.O.D.C.,TN); thence continuing along the east line of the Missionary Baptist Church Trust North 07 degrees 26 minutes 36 seconds West for a distance of 100.00 feet to a 1/2-inch rebar set with a red cap "Ward RLS #3031", said point being the northeast corner of Rose Mary Vaughn of record in Deed Book 8327, Page 658 (R.O.D.C.,TN), also being on the south line of Alice Cantrell of record in (Deed Book 3406, Page 531 (R.O.D.C.,TN); thence continuing along the south line of Alice Cantrell North 84 degrees 10 minutes 05 seconds East for a distance of 225.03 feet to a 1/2-inch iron pipe in the west margin or Graves Road, said point being the southeast corner of the property owned by Curbside Properties, LLC, of record in Instrument Number 20140507-0039008 (R.O.D.C.,TN); thence continuing along the west margin of Graves Road South 07 degrees 19 minutes 16 seconds East for a distance of 104.96 feet to the **Point of Beginning** of the tract described herein, having an area of 23,041.1± square feet or 0.53± acres more or less.

Being the same property conveyed to John T. Leeman by Installment deed from Elizabeth W. Young, a widow of record in Book 5550, page 309, Register's Office for Davidson County, Tennessee, dated January 2, 1980 and recorded on January 3, 1980.

Said John T. Leeman died on February 7, 2016, leaving Kathryn Ann Leeman as his sole heir at law as evidenced by Affidavit of Heirship of record in Instrument No. 20160804-0080942 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathryn Ann Leeman, Trustee, Kathryn Ann Leeman Revocable Living Trust Agreement dated April 12, 2018 by Quitclaim deed from Kathryn Ann Leeman of record in Instrument No. 20180424-0038436 Register's Office for Davidson County, Tennessee, dated April 12, 2018 and recorded on April 24, 2018.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters appearing on survey prepared by Loren Michael Ward, RLS #3031, dated September 26, 2024, 23 Mallard Point Circle, Camden, TN 38320, (629)333-8465, Job No. 2024-018.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **208 Graves Rd., Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF JUNE, 2025.

Kathryn Ann Leeman Revocable Living Trust Agreement dated April 12, 2018

BY: Kathryn Ann Leeman
Kathryn Ann Leeman
Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned via audio-video communication, a Notary Public in and for said County and State, Kathryn Ann Leeman, Trustee of Kathryn Ann Leeman Revocable Living Trust Agreement dated April 12, 2018 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th day of June, 2025.

Notary Public

My Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

I, Melissa Jansen, 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 6/20/25 (date of document).

Melissa Jansen

Affiant Signature

Date 6/20/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2025.

Dana Delworth

Notary's Signature

MY COMMISSION EXPIRES: 05/08/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028