This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24291-AP

Karen Johnson Davidson County
Batch# 1294373 DEEDWARR
07/07/2025 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20250707-0053266

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $321,000.00.

Affiant

Subscribed and sworn to before me, this the 3 day of July, 2025.

Notary Public
My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leon Lamont Wilson 209 Dupont Ave Madison, TN 37115	New Owner	043-09-0-181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Reuben Texidor and Caitlyn Connor, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Leon Lamont Wilson, an unmarried man**, hereinafter called the Grantee(s), his 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 Lot No. 16 of Block "C" on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, 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 the same property conveyed to Reuben Texidor, unmarried, by Warranty Deed from Zacchaeus Tree Properties, LLC, a Tennessee limited liability company, dated July 12, 2018, recorded July 13, 2018, of record in Instrument No. 20180713-0068233, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Reuben Texidor and Caitlyn Connor, husband and wife by Quitclaim Deed from Reuben Texidor, married, dated May 18, 2021, recorded May 19, 2021, of record in Instrument No. 20210519-0067912, Register's Office for Davidson County, Tennessee.

This is improved property located at: **209 Dupont Avenue, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2025.

GRANTOR:

Reuben Texidor

Caitlyn Connor

STATE OF GEORGIA
COUNTY OF Oconee

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reuben Texidor and Caitlyn Connor, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2025.

Notary Public
My Commission expires: 04·24·2028

JENNIFER M CANTRELL
Notary Public - State of Georgia
Morgan County
My Commission Expires Apr 24, 2028

Certificate of Authenticity

I, Cari Allen, 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 July 3, 2025.

Affiant Signature

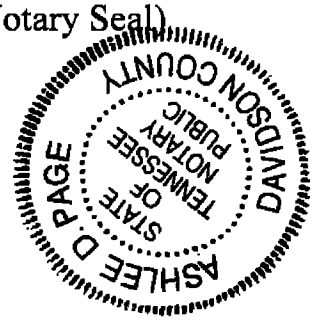
7-3-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of July, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026