Karen Johnson Davidson County
Batch# 1297596 DEEDWARR
07/14/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $989.75
20250714-0055395

ADDRESS NEW OWNER: Leokhalid Hardy
1131 Nashboro Blvd.
Nashville, TN 37217

SEND TAX BILL TO: Gold Star Mortgage
2350 Green Rd 100B
Ann Arbor MI 48105

MAP-PARCEL NOS. 135-12-0-D-131.00 CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Crystal Lethcoe, an unmarried woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Leokhalid Bellaire Hardy, an single man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 131 of the Fairway Villa Townhomes, as established by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions, and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being the same property conveyed to Crystal Lethcoe from Clubhouse Trails, a joint venture, by Warranty Deed recorded on January 31, 2007, in Instrument No. 20070131-0012853, in the Register's Office for Davidson County, Tennessee.

This is property with a common address of 1131 Nashboro Blvd., Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Restrictive Covenants of record in Instrument No. 20030623-0086235, as re-recorded in Instrument No. 20040105-0001208 and in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee.(3) Amended By-Laws of record in Instrument No. 20050701-0076406, said Register's Office.(4) Easements of record in Instrument No. 20020827-0103640, said Register's Office.(5) Notice of Completion of record in Instrument No. 20070131-0012852, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of July 2025.

Crystal Lethcoe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Crystal Lethcoe, an unmarried woman,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 14th day of July 2025.

MARY KATHRYN HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 4, 2027

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $267,500.00.

Affiant

Subscribed and sworn before me this 14th day of July 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

File No. 2506-062

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **07/14/2025**.

Affiant Signature

07/14/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/14/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

