Karen Johnson Davidson County
Batch# 1334665 DEEDWARRSP
10/15/2025 03:37:30 PM 4 pgs
Fees: $23.00 Taxes: $3,848.00
20251015-0082231

THIS INSTRUMENT PREPARED BY:
C. Hunter Kitchens, Esq.
3201 Trevor Street
Suite 150
Nashville, TN 37209

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,040,000.00.

Yvonne Hall
Affiant

Subscribed and sworn to before me, this 15th day of October 2025.

Lisa Farris
Notary Public

My Commission Expires: 07/18/2028

Address New Owner As Follows:
Diane & Douglas Leonard
4626 Cato Rd.
Nashville TN 37218

Send Tax Bills To:
SAME

Map-Parcel Number:
05700012900

SPECIAL 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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHAPMAN CAPITAL, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DOUGLAS J. LEONARD** and **DIANE B. LEONARD**, husband and wife, both residences of the State of Tennessee, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

The land is described as follows:

A certain tract or parcel of land located in the Second Civil District of Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the northerly margin of Cato Road and a common line with the Stephen P. Franceson, Sr. property, thence, leaving said margin, North 26 degrees 55 minutes 09 seconds East, 1444.42 feet to an iron pin; thence, along a common boundary with the William H. Councel, Sr., Property South 36 degrees 54 minutes 55 seconds East, 134.17 feet, thence, South 23 degrees 48 minutes 13 seconds West, 846.26 feet; thence South 26 degrees 55 minutes 09 seconds West, 538.78 feet to the northerly margin of Cato Road; thence, with said margin, South 86 degrees 50 minutes 37 seconds West, 63.92 feet to the beginning of a curve to the right; thence, with said curve, having a central angle of 28-35-33, a radius of 262.35 feet, and a distance of 130.92 feet, to the point of the beginning. Subject property contains 5.440 acres, more or less.

Being the same property conveyed to CHAPMAN CAPITAL, LLC, by deed from KNIGHT AND WHITE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20221228-0133015, dated December 20, 2022, said Register's Office.

This conveyance is made subject to:

1. Utility Line Easement of record in Instrument No. 20040226-0021787, said Register's Office.

2. Easement Contract of record in Book 10411, page 661, said Register's Office.

3. Permanent Utility Easement of record in Instrument No. 20220908-0100679, said Register's Office.

This is improved property known as 4626 Cato Rd., Nashville TN 37218

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, arising by, through or under the Grantor, but not further or otherwise.

{Signature page to follow}

[The remainder of this page is intentionally left blank.]

WITNESS my hand this 8th day of October 2025

CHAPMAN CAPITAL, LLC

Ryan Chapman, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **RYAN CHAPMAN, sole Member of Chapman Capital, LLC**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of October 2025

Glenda Miller
Notary Public

My Commission Expires: 11/8/28

GLENDA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY

Certificate of Authenticity

I, Melissa Goelz, 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 10-08-2025.

Date

Affiant Signature

10-15-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of OCTOBER, 2025.

Notary's Signature

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)