Karen Johnson Davidson County
Batch# 1335372 DEEDWARR
10/17/2025 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20251017-0082903

WARRANTY DEED

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00

$1,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcy Abel and Curtis Lincoln	NEWOWNER	
(NAME)	(NAME)	132-01-1C-001.00-CO
4026A Lealand Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **4026 LEALAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCY ABEL AND CURTIS LINCOLN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. A on the Plan of Homes at 4026 Lealand Lane, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20221114-0120958 and Amended in Instrument Number 20221230-0133834, 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 a portion of the same property conveyed to 4026 Lealand, LLC, a Tennessee limited liability company by Warranty Deed from Michael Hull of record in Instrument No. 20221006-0110183 Register's Office for Davidson County, Tennessee, dated September 30, 2022 and recorded on October 6, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4026A Lealand Ln, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

JW2025-1186

Witness my hand this 2nd day of October, 2025

4026 LEALAND, LLC

BY: _____

BRIAN HAMMOND, MEMBER

4026 LEALAND, LLC

BY: _____

MICHAEL NEAL, MEMBER

4026 LEALAND, LLC

BY: ALLURANT HOMES, LLC, MEMBER OF 4026 LEALAND, LLC

BY: _____

DAVID RAMSEY, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Brian Hammond and Michael Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of 4026 Lealand, LLC, and that he as such Members of 4026 Lealand, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by themselves as Members of 4026 Lealand, LLC.

Witness my hand and official seal this 2nd day of October, 2025.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared David Ramsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Allurant Homes, LLC, Member of 4026 Lealand, LLC, and that he as such Member of Allurant Homes, LLC, Member of 4026 Lealand, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Allurant Homes, LLC, Member of 4026 Lealand, LLC.

Witness my hand and official seal this 2nd day of October, 2025.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public

JW2025-1186

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/9/2025.

Date

Affiant Signature

10/9/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09 day of October, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

