THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** Prepared by Record and Return to. Chapman & Rosenthal Title, Inc 800 Crescent Centre Dr., Suite 140 Franklin, TN 37067 Karen Johnson Davidson County Batch # 1341907 **DEEDWARR** 11/04/2025 10 06 22 AM 2 pgs Fees $13 00 Taxes $1,524 40 20251104-0087774	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$412,000.00.** Affiant Subscribed and sworn to before me, this **31st day of October, 2025** **Notary Public** **My commission expires:** _____ MACKENZIE BALTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires November 03, 2025

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
Debra M. Kleha and Basil Kleha **2209 South Ashford Court** **Nashville, TN 37214**	~~New Owner~~	**108-12-0B-064-00** Account No

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Albert D. Freeland and Mary P. Freeland, a married couple**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Debra M. Kleha and Basil Kleha, married** , Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows

LAND in Davidson County, Tennessee, BEING Lot No. 43, on the plan of Harborview, Phase 1-A, Section Two of record in Plat Book 6900, Page 756-758, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Albert D. Freeland and wife, Mary P. Freeland by Warranty Deed from Joel P. Wineman, unmarried by deed from Malcome D. Paulk and wife, Linda F. Paulk of record in Book 10285, Page 968, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record

This is improved (X) unimproved (__) property known as **2209 South Ashford Court, Nashville, TN 37214**

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 in 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

Witness my/our hand(s) this **31st day of October, 2025.**

Albert D. Freeland

Mary P. Freeland

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of October, 2025, before me personally appeared Albert D Freeland and Mary P Freeland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2025.

Notary Signature
My commission expires: 9/7/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER