Karen Johnson Davidson County
Batch# 1356017 DEEDWARR
12/10/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20251210-0098185

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/30/2029

(AFFIX SEAL)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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
Steven DeMaayer	Same as New Owner	
(NAME)	(NAME)	
455A Capri Dr		090-15-0I-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **LEAWAY CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN DEMAAYER, AN UNMARRIED MAN**, 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 455 Capri Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20240917-0071924, 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 part of the same property conveyed to T. Hershel Hudgins and wife, Mildred Hudgins by Warranty Deed from James O. Daniel and wife, Edith P. Daniel of record in Book 10191, Page 27, Register's Office for Davidson County, Tennessee, dated September 12, 1996 and recorded on September 16, 1996.

T. Hershel Hudgins died on or about December 29, 2000, leaving Mildred Hudgins surviving tenant.

Being a part of the same property conveyed to Amsouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust, dated February 15, 2001 by QuitClaim Deed from Mildred V. Hudgins of record in Instrument No. 20020110-0004114 Register's Office for Davidson County, Tennessee, dated August 31, 2001 and recorded on January 10, 2002 and Deed of Correction recorded on July 9, 2002 in Instrument No. 20020709-0082529.

Being part of the same property conveyed to Leigh-Land Stables LLC, a Tennessee limited liability company, an undivided forty-nine and one-half percent (49.5%) interest by QuitClaim Deed from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001 of record in Instrument No. 20021101-0134421 Register's Office for Davidson County, Tennessee, dated October 29, 2002 and recorded on November 1, 2002.

Being part of the same property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company, its successors and assigns, an undivided fifty and one-half percent (50.5%) Interest by Quit Claim Deed from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001 of record in Instrument No. 20021101-0134422 Register's Office for Davidson County, Tennessee, dated October 29, 2002 and recorded on November 1, 2002.

Being part of the same property conveyed to Leaway Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mildred Hudgins Realty, LLC, a Tennessee Limited Liability Company and Leigh-Land Stables, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240917-0071871 Register's Office for Davidson County, Tennessee, dated September 11, 2024 and recorded on September 17, 2024.

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 455A Capri Dr, Nashville, TN 37209
(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.

Witness my hand this 4th day of December, 2025

LEAWAY CONSTRUCTION, LLC

BY: _____

MICHAEL B. LEA, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael B. Lea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Leaway Construction, LLC, and that he as such Member of Leaway Construction, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Leaway Construction, LLC.

Witness my hand and official seal this 4th day of December, 2025.

Commission expires:

_____
Notary Public

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

JW2025-1487

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/4/25 (date of document).

Jennifer Russell
Affiant Signature

12/9/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

