Karen Johnson Davidson County
Batch # 1358050 DEEDWARR
12/15/2025 10:16:09 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00
20251215-0099430

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER 2025

Notary Public

MY COMMISSION EXPIRES: 5/9/26

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HUONG LE	SAME AS OWNER	118-09-0-23700
(NAME)	(NAME)	
3504 LEALAND LANE		
(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, WE,

MATTHEW VANDER LINDEN AND JOSLYN VANDER LINDEN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HUONG LE, AN UNMARRIED WOMAN

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, being Lot 2 on the Plan of Lots 1 and 2, O'Brien Addition, of record in Book 6050, Page 354, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew Vander Linden and Joslyn Vander Linden, husband and wife by Deed dated November 9, 2022 from Matt Vander Linden, an unmarried man, and Joslyn Williams, an unmarried woman, recorded November 28, 2022, in Instrument Number 20221128-0124600, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This Improved property is commonly known as: 3504 Lealand Lane, Nashville, TN 37204

LT&E File #22063

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/our hand(s) this 12 day of November, 2025.

Matthew Vander Linden

Joslyn Vander Linden

STATE OF California
COUNTY OF Contra Costa

On this 12th day of Nov., 25 before me, J. Labra, a notary public, personally appeared Matthew Vander Linden, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

J. LABRA
COMM. # 2388438
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
MY COMMISSION EXPIRES
DECEMBER 27, 2025

Notary Public
My Commission Expires: 12/27/2025

STATE OF California
COUNTY OF Contra Costa

On this 12th day of Nov., 25 before me, J. Labra, a notary public, personally appeared Joslyn Vander Linden, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

J. LABRA
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