Karen Johnson Davidson County
Batch# 1358589 DEEDWARR
12/16/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251216-0099955

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTI M. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/31/2029 WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

13-NSH25-10476

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ling Wong and Ting Lok Wong 2134 Dearborn Drive Nashville, TN 37214-1929	NEW OWNER	084 13 0 020.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Judith Leroy, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ling Wong and Ting Lok Wong, wife and husband**, hereinafter called the Grantees, their successors 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 Lot No. 95 on the Plan of DONELSON HILLS, as of record in Plat Book 2331, Pages 22, and 23, Register's Office for said County.

Said lot fronts 100 feet on the southeasterly side of Dearborn Drive, and runs back 147.7 feet on the northeasterly line and 185.9 feet on the southwesterly line to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Judith Leroy, by Executor's Quitclaim Deed from Judith Leroy, Executor of the Estate of Robert J. Leroy, of record in Instrument No. 20140724-0065686, in the Register's Office of Davidson County, Tennessee, dated July 09, 2014 and recorded on July 24, 2014.

Being the same property conveyed to Robert J. LeRoy and wife, Pauline LeRoy, by Warranty Deed from Sarah C. Mastbrook, of record in Book 4295, Page 555, in the Register's Office of Davidson County, Tennessee, dated December 18, 1968 and recorded on December 19, 1968. The said Pauline LeRoy having since died her date of death being October 14, 1979, her interest in the described property vested entirely to her husband, Robert J. LeRoy. Robert J. LeRoy having since remarried to Judith LeRoy. Robert J. LeRoy having since died on November 27, 2013, leaving all his property to his wife, Judith LeRoy, according to his Last Will and Testament and Probated in the Circuit Court of Davidson County, Tennessee, Probate Division, No. 14P-374 on March 13, 2014.

Tax identification No. 084 13 0 020.00

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

This property is improved property known as: 2135 Dearborn Drive, Nashville, TN 37214-1929

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of December, 2025

Judith Leroy

STATE OF ~~TENNESSEE~~

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Judith Leroy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Murfreesboro, Tennessee, this 15th day of December, 2025

Notary Public

My Commission Expires: 8/19/2028

ROBIN HARRISON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Sandy Mitson *(custodian's name)*, 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 December 15, 2025 *(date of document)*.

Custodian's Signature

12/15/25
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15th day of December, 2025

Notary Public

MY COMMISSION EXPIRES: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY