Karen Johnson
Batch # 1366861
01/07/2026 11:57:13 AM
Fees: $18.00 Taxes: $2,830.50

Davidson County
DEEDWARR
3 pgs

20260107-0001401

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052633**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $765,000.00. Affiant Subscribed and sworn to before me, this 6th day of January, 2026. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler Leising and Molly Ruth Leising 1952B Porter Road Nashville TN 37206	New Owner	Tax Parcel ID No. 072 16 0D 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Calleiro and Wendy Zamora, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Leising and Molly Ruth Leising, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of THE ESTATES AT PORTER TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE ESTATES AT PORTER TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20131206-0124371, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jason Calleiro and Wendy Zamora, husband and wife, by Warranty Deed from Lisa-Marie Hodge, unmarried, of record in Instrument No. 20230322-0020700, in the Register's Office of Davidson County, Tennessee, dated March 20, 2023, and recorded on March 22, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART ONE, PORTER-HEIGHTS, as recorded in Plat Book 1130, Page 44.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131206-0124371.

This is improved property located at 1952B Porter Road Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of January, 2026.

Jason Calleiro

Wendy Zamora

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

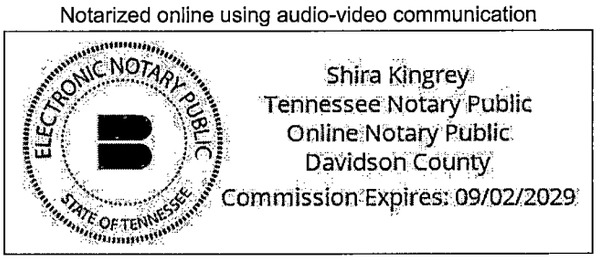
Personally appeared before me by means of an interactive two-way audio/video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Calleiro and Wendy Zamora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2026.

Shira Kingrey

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication



Certificate of Authenticity

I, Shira Kingery, 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 January 6, 2026.

Date

Affiant Signature

01/06/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January, 2026.

Notary's Signature

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

My Commission Expires: 03/20/28
Date

Notary's Seal (if on paper)