THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251152830

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $487,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of January, 2026.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 03-07-2026

Karen Johnson
Batch # 1367562
01/08/2026 11:23:48 AM
Fees: $13.00 Taxes: $1,801.90

Davidson County
DEEDWARR
2 pgs

20260108-0001750

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Misty Antonacci 1115 Leland Ave Nashville TN 37216-3103	New Owner	Tax Parcel ID No. 072-06-0-379.00

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, **Tyler Leising and Molly Leising, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Misty Antonacci, an unmarried person**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 65, as shown on the map entitled Resubdivision of P/O Lots 64 & 65 of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, of record in Plat Book 8250, page 751, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TYLER LEISING AND MARY RINEHART, A MARRIED COUPLE, by deed from 510 FOUNDATION, A TENNESSEE NON-PROFIT CORPORATION, of record in Instrument No. 20230117-0003757, dated January 17, 2023, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 072-06-0-379.00.

Matters shown on the Plan of record in Plat Book 8250, page 751, said Register's Office.

Matters shown on the Plan of record in Plat Book 332, page 44, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4269, page 160, said Register's Office.

This is improved property located at 1115 Leland Ave Nashville TN 37216-3103

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.

Tyler Leising

Molly Leising

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tyler Leising and Molly Leising, 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.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____