THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9256-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Karen Johnson
Batch # 1374778
02/02/2026 03:03:28 PM
Fees: $13.00 Taxes: $1,979.50

Davidson County
DEEDWARR
2 pgs

20260202-0007073

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan L. LeBlanc	New Owner	
216 31st Avenue North		104-02-0X-216.00-CO
Nashville, TN 37203		
(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,

Kevin LeBlanc and Trudy LeBlanc, husband and wife,

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

Jonathan L. LeBlanc, 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 216 of the Row at 31st Condominiums, a Horizontal Property Regime established by Master Deed of Record in Instrument Number 20030430-0057670 and corrected in Instrument Number 20040203-0012935 and addendum in Instrument Number 20040206-0014724 and amended in Instrument Number 20040615-0070764, Instrument Number 20040915-011125, and Instrument Number 20171109-0115339, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium site plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Kevin Leblanc Family, LLC, a Louisiana Limited Liability Company by Warranty Deed from Jeffrey C. Webber and Paula M. Webber, husband and wife of record in Instrument No. 20240701-0049182 Register's Office for Davidson County, Tennessee, dated June 27, 2024 and recorded on July 01, 2024.

Being the same property conveyed to Kevin Leblanc and Trudy Leblanc, as husband and wife with right of Survivorship by Warranty Deed from Kevin Leblanc Family, LLC, a Louisiana limited liability company of record in Instrument No. 20241230-0100947 Register's Office for Davidson County, Tennessee, dated December 17, 2024 and recorded on December 30, 2024.

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 known as **216 31st Avenue North, Nashville, TN 37203**

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 our hands this the 30 day of January, 2026.

Kevin LeBlanc

Trudy LeBlanc

Trudy LeBlanc

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin LeBlanc and Trudy LeBlanc,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of January, 2026.

My Commission expires: HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary Public