Karen Johnson Davidson County
Batch# 1381520 DEEDWARR
02/17/2026 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20260217-0012005

WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00.

Affiant

Subscribed and sworn to me on 01/29/26.

NOTARY PUBLIC

My Commission Expires: 6.29.27

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan Dickey 120 Habersham Ct Goodlettsville, TN 37072	CommunityAmerica Credit Union 9777 Ridge Dr. Lenexa, KS 66219	026 06 0 010.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Douglas Jude Leonard, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ryan Dickey, a single person hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 10 on the Plan of RESUBDIVISION OF WINDSOR GREEN, PHASE 1, SECTION 1, LOTS 1-18 of record in Plat Book 6250, Page 374, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 10 fronts 18.46 feet on the Southeasterly margin of Habersham Court and extends back 116.42 feet on the Northerly line and 156.78 feet on the Southerly line to a deadline in the rear measuring 68.58 feet thereon.

Being the same property conveyed to Douglas Jude Leonard, a married man, by Warranty Deed from Brian Barker, unmarried, of record in Instrument No. 20210915-0124126, in the Register's Office of Davidson County, Tennessee, dated September 13, 2021 and recorded on September 15, 2021.

Diane Beth Leonard, spouse of Douglas Jude Leonard, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Douglas Jude Leonard.

This is improved property known as 120 Habersham Ct, Goodlettsville, TN 37072.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEE, his/her successors 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 01/ 29 /26.

Douglas Jude Leonard

Diane Beth Leonard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/ 29th /26, before me personally appeared Douglas Jude Leonard and Diane Beth Leonard, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 01/ 29 /26.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN CODY ROCHFORD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 1/29/2026 (**date of document**).

Affiant Signature

2/9/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 9th day of February, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029