Karen Johnson Davidson County
Batch# 1381927 DEEDWARR
02/17/2026 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20260217-0012545

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $520,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 12 Day of FEB _____.

_____
Notary Public
My Commission expires 1/22/30

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Robert Allen Redden and Angela Estes
505 15th St
Old Hickory, TN 37138

SEND TAX BILLS TO:
Robert Allen Redden and Angela Estes
505 15th St
Old Hickory, TN 37138

MAP AND PARCEL NUMBER: 053030037400

WARRANTY DEED
26NT00104

Effective the 12 Day of FEB 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Robert Allen Redden, unmarried and Angela Estes, as joint tenants in common with rights of survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Leisa M. Levasseur, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows: Being Lot No. 40, Section E, Village of Old Hickory, as shown on Revised Plan recorded December 30, 1948 in Book 1424, page 87, as revised in Book 1424, page 132 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leisa M. Levasseur, an unmarried woman by Quitclaim Deed from Leisa M. Levasseur and Jo Ann Krupa, as joint tenants with right of survivorship as recorded 06/02/2020 in Book NA at Page NA as Document 20200602-0056446.

Commonly Known As: 505 15th St, Old Hickory, TN 37138-2711

Tax ID: 053030037400

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 12TH day of FEB, 2026

Leisa M. Levasseur

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Leisa M. Levasseur,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1/22/2030

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Justin Foster 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 2-13-26 (date of document).

Affiant Signature

2-13-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 of Feb, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027