Karen Johnson Davidson County
Batch# 1385278 DEEDWARR
02/25/2026 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $8,695.00
20260225-0015080

20261005R

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $2,350,000.00.
Carmen Coats
Affiant
Subscribed and sworn to before me, this the 19th day of February, 2026.
April Sumrld
Notary Public
My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Michael Wayne Atha	Guaranteed Rate, Inc	**117-11-0-045.00**
1715 Woodmont Boulevard	3940 N. Ravenswood Ave. Suite 1W	
Nashville, TN 37215	Chicago, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kenneth A. Leiser and Beverly B. Leiser, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Wayne Atha, a married man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 77 in O.F. Noel's Subdivision of Watkins Grove, Plan not of record, said Lot No. 77 fronting 200 feet on the south side of Woodmont Avenue running back between parallel lines, 155 feet to the northerly line of Lot No. 78, more particularly described as follows:

Beginning at the southwest corner of the intersection of Woodmont Avenue and Amanda Street, which corner is 900 feet West of the West margin of Belmont Blvd., on the South margin of Woodmont Avenue, running thence westerly with the South margin of Woodmont Avenue 200 feet; thence at right angles southerly 155 feet to the common corners of Lots No. 100, 99, 78 and 77 thence at right angles easterly 200 feet of the West margin of Amanda Street; thence northerly with the West margin of Amanda Street, 155 feet to the beginning.

Being the same property conveyed to Kenneth A. Leiser and wife, Beverly B. Leiser by deed from William Carl Posey, Jr. and wife, Debra A. Posey of record in Book 11429, page 660, said Register's Office.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 1715 Woodmont Boulevard, Nashville, TN 37215.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF 19th day of February, 2026:

x Kenneth A. Leiser
Kenneth A. Leiser

Beverly B. Leiser
Beverly B. Leiser

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Kenneth A. Leiser and Beverly B. Leiser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 19th day of February, 2026.

My Commission Expires: 5/30/29

Notary Public

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 19, 2026

Affiant Signature

25th day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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