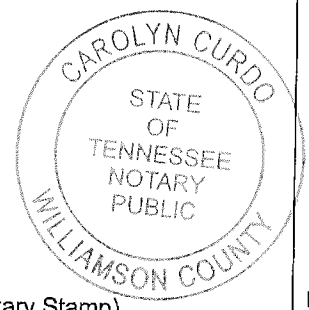
Karen Johnson Davidson County
Batch# 1390526 DEEDWARR
03/09/2026 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20260309-0018723



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me, this March 9, 2026.

Notary Public

My commission expires: 11/14/2028

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road
Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James Michael Leitsinger	Guaranteed Rate, Inc.	029-00-0-046.00
4341 Bernard Road	3940 N. Ravenswood Ave	
Joelton, TN 37080	Chicago, IL 60613	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt of which is hereby acknowledged, ,

Robert B. Dobson, Trustee of The Robert B Dodson Living Trust dated January 10, 2018

(hereinafter called the ""), have bargained and sold, and by these presents do transfer and convey unto

James Michael Leitsinger, Married

(hereinafter called the ""), heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of the lands of Henry Floto Estate, as of record in Book 421, Page 147, Register's Office for said County, described partly according to a survey made by C.J. Carney, July 5,1955, as follows:

Being the same property conveyed to Robert B. Dobson, Trustee of The Robert B. Dobson Living Trust dated January 10, 2018 by Warranty Deed from Zak Pantaleo, an unmarried man of record in Instrument No. 20211203-0161034, Register's Office for Davidson County, Tennessee, dated November 23, 2021 and recorded on December 03, 2021, and Scrivener's Affidavit of record in Instrument No. 20240522-0038293, Register's Office for Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 4341 Bernard Road, Joelton, TN 37080

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said , heirs and assigns, forever.

COVENANTS with the said that is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the . **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

FURTHER COVENANTS and binds , heirs and representatives, to warrant and forever defend the title to the said land to the said , 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.

IN WITNESS WHEREOF the has hereunto executed this instrument on this the 06th day of March, 2026.

The Robert B Dodson Living Trust dated January 10, 2018

By: _____
Robert B. Dobson, Trustee

STATE OF California
COUNTY OF Orange

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert B. Dodson**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Robert D. Dodson Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal this 06th day of March, 2026.

Nihaal Ahmed
Notary Public
My Commission Expires: Feb 27, 2029

PRE-LTC, LLC File No. 26-13042-7626

NIHAAL AHMED
Notary Public - California
Los Angeles County
Commission # 2513150
My Comm. Expires Feb 27, 2029

True Copy Certification

I, Yvette Meldrum, 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 March 9, 2026.

Signature

March 9, 2026

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this March 9, 2026

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY