Return to and

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1395385 DEEDWARRSP
03/20/2026 10:36:31 AM 4 pgs
Fees: $23.00 Taxes: $3,145.00

20260320-0022310

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

BRIAN PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

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

Notary Public
My commission expires: 09/07/26

Address of New Owner:	Send Tax Bills to:	Tax Information
Dean A. Leffler, Jr.	New Owner	083 13 0 090.00
1401 Douglas Avenue Nashville, TN 37206		

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Regions Bank, an Alabama state banking corporation, and Karen T. Durniak, as Co-Executors of the Estate of Stacy Widelitz deceased, and The Community Foundation of Middle Tennessee, a Tennessee non-profit corporation, as devisee of the Last Will and Testament of Stacy Widelitz, deceased,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to **Dean A. Leffler Jr., an unmarried man,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of HANNER'S SUBDIVISION, of record in Plat Book 2, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stacy Widelitz, an unmarried man, by Warranty Deed from Alan K. Williams and wife, Jeanette Freant Williams, of record in Instrument No. 20090707-0063240, in the Register's Office of Davidson County, Tennessee, dated July 03, 2009 and recorded on July 07, 2009. The said Stacy Widelitz died on June 17, 2025, testate, devising subject property to The Community Foundation of Middle Tennessee, a Tennessee non-profit corporation. See Probate Case 25P1628, Davidson County Circuit Court.

This property is improved property known as 308 South 11th Street, Nashville, TN 37206.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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, but such covenants exist only to the extent of any claims arising by, through, or under the Grantors. Grantors hereby covenant with Grantee that Grantors will forever defend Grantee against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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 19 day of March, 2026.

Regions Bank, an Alabama state banking corporation,
As Co-Executor of the Estate of Stacy Widelitz, deceased

By: Peggy Owen
Peggy Owen, Assistant Vice President

Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Peggy Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the Assistant Vice President of Regions Bank, an Alabama banking corporation, and, as such officer, is duly authorized to execute this instrument on behalf of Regions Bank, solely in its capacity as Co-Executor of the Estate of Stacy Widelitz, deceased.

Witness my hand and seal this 19 day of March, 2026.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Additional signatures and Acknowledgments on next pages.

Karen T. Durniak, Co-Executor of the
Estate of Stacy Widelitz, deceased

Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen T. Durniak, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Co-Executor of the Estate of Stacy Widelitz, deceased, and that she executed the within instrument in her capacity as Co-Executor and that she is authorized to do so for the purposes therein contained

Witness my hand and seal this 19 day of March, 2026.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Additional signatures and Acknowledgments on next page.

The Community Foundation of Midde Tennessee
As devisee of the Estate of Stacy Widelitz, deceased

By: _____
Hal Cato, Chief Executive Officer

Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, Hal Cato, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Chief Executive Officer of The Community Foundation of Middle Tennessee and, as such, is duly authorized to execute this instrument on behalf of said organization as the devisee of the Estate of Stacy Widelitz, deceased..

Witness my hand and seal this 19 day of March, 2026.

_____
Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON