Karen Johnson Davidson County
Batch# 1400519 DEEDWARR
04/02/2026 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20260402-0026514

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-8538-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $222,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2026.

Notary Public
My Commission Expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony Leet 7401 Turquoise ct. Centennial, OH 45459	New Owner	094 12 0A 316.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Grant Devinney, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Anthony Leet** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 316 on the Plat of THE FLATS AT ONTARIO, Exhibit B of the Declaration for THE FLATS AT ONTARIO of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being the same property conveyed to Grant Devinney, an unmarried man, by Special Warranty Deed from Ontario Partners, Inc., a Tennessee corporation, of record in Instrument No. 20220912-0101438, in the Register's Office of Davidson County, Tennessee, dated September 08, 2022, and recorded on September 12, 2022.

This is improved property located at: **1540 Lebanon Pike, #316, Nashville, TN 37210**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 27th day of March, 2026.

GRANTOR:

Grant Devinney

STATE OF KENTUCKY
COUNTY OF FAYETTE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Grant Devinney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of March, 2026.

DAVID GAITHER, NOTARY PUBLIC
Kentucky #KYNP27006
Commission Expires 4/8/2029

Notary Public
My Commission expires: 4/8/29

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 30, 2020 (date of document).

Jennifer Pennell

March 31, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 31, 2026.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal