Karen Johnson Davidson County
Batch# 1402142 DEEDWARR
04/06/2026 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260406-0027350

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., 165
Nashville, TN 37215

39-B
File #26-1067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Boyd Culver and Lauren S. LaViola, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Fernando J .Leon, a single person,** hereinafter called the **Grantee,** Grantee's 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 Lot No. 21 on the Plan of Pleasant View Subdivision of Mrs. McComb's Property of record in Plat Book 421, Page 134, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Boyd Culver, and Lauren S. Laviola, husband and wife by Warranty Deed from Geraldine Gurdian, an unmarried woman and Juan Hernandez, an unmarried man, as tenants in common with right of survivorship of record in Instrument No. 20200324-0031969 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 24, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 265 Morton Avenue, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Granter covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Granter further covenants and binds Granter, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Fernando J. Leon
265 Morton Avenue
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL#:
119-14-0-224.00

WITNESS THE EXECUTION HEREOF this 18th day of March, 2026.

Boyd Culver **Lauren LaViola**

State of Michigan)
County of Wayne **)**

On this 18th day of March, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Boyd Culver and Lauren LaViola, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public Jennifer Jones, Notary Public

My Commission Expires: 12/12/2026

JENNIFER JONES
Notary Public - State of Michigan
County of Wayne
My Commission Expires Dec 12, 2026
Acting in the County of Wayne

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 450,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of March, 2026.

Notary Public

My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 3/20/2026.

Affiant
Date: 3/20/2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 20th day of March, 2026

Notary Public

My Commission Expires: 11/8/28

