WARRANTY DEED

Karen Johnson Davidson County
Batch# 1402706 DEEDWARR
04/07/2026 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20260407-0028020

File #26-TC-0109-COMP

(SEAL)
SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: 3-20-28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas Dean LeBlanc and Mary Elizabeth Gentry	JPMorgan Chase Bank	
(NAME)	(NAME)	
109 Allendale Drive	1111 Polaris Pkwy	**130-01-0-012**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Columbus, OH 43240-2050	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

PATRICK A. MCMAKIN, TRUSTEE OF PATRICK A. MCMAKIN TRUST DATED NOVEMBER 6, 2024,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NICHOLAS DEAN LEBLANC AND MARY ELIZABETH GENTRY, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 56 on the Plan of WEST MEADE FARMS, SECTION 3, as of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick A. McMakin, Sr., by Special Warranty Deed from Daniel Allen Brooks and Cumberland Trust and Investment Company ("Cumberland Trust"), Collectively "Trustee" of the Sam Allen Brooks, Jr., GST Tax Exempt Trust for Elizabeth Ashley Brooks, dated June 04, 1999, (the "Trust"),of record in Instrument No. 20090227-0017410, in the Register's Office of Davidson County, Tennessee, dated February 17, 2009 and recorded on February 27, 2009.

Being the same property conveyed to Patrick A. McMakin, as Trustee of the Patrick A. McMakin Trust dated November 6, 2024, by Quitclaim Deed from Patrick A. McMakin, Sr., married, of record in Instrument No. 20241204-0094253, in the Register's Office of Davidson County, Tennessee, dated November 25, 2024 and recorded on December 04, 2024.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS, SECTION 3, as recorded in Plat Book 1835, Page(s) 4.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1851, Page 258.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **109 Allendale Drive, Nashville, TN 37205**.

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 hand(s) this the 2nd day of April, 2026.

Patrick A. McMakin Trust dated November 6, 2024

By: _____
Patrick A. McMakin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Patrick A. McMakin with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the Patrick A. McMakin Trust dated November 6, 2024, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand, at office, this 2nd day of April, 2026.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

_____
Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4/2/2026. (date of document).

Affiant Signature

4/6/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY