Karen Johnson Davidson County
Batch# 1405956 DEEDWARR
04/15/2026 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,318.53
20260415-0030989

WARRANTY DEED

File No. AP-26-2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $896,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MADELINE WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-02-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert Andrew Leahey	**New Owner**	
(NAME) 410B North 17th Street	(NAME) **11529 Ivy Home Terrace**	083-10-0-050.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) **Richmond, VA 23233**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Doug McClure Richardson and Hoang Anh Richardson, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Andrew Leahey, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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(s) 1, as shown on the Map entitled Re-subdivision (partition) of the South 10 feet of Lot 184 and all of Lots 185, 186 and 187, Map of McEwen Place, recorded in Book 332, Page 133, Register's Office of Davidson County, Tennessee, of record as Instrument No. 20110725-0056775, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Doug McClure Richardson and Hoang Anh Richardson by Warranty Deed from Thomas Estrin and Maureen Estrin, husband and wife and Marc Estrin, married, as Joint Tenants with right of survivorship of record in Instrument No. 20240320-0019304 Register's Office for Davidson County, Tennessee, dated March 15, 2024 and recorded on March 20, 2024.

This is property more commonly known as 410B North 17th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 15th day of April, 2026.

Doug McClure Richardson

Hoang Anh Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2026, before me personally appeared Doug McClure Richardson and Hoang Anh Richardson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2026.

Notary Signature
My commission expires: 7-2-2029



Certificate of Authenticity

I, Alli Pinkston, 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 **April 15, 2026**.

Date

Alli P

Affiant Signature

4/15/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County