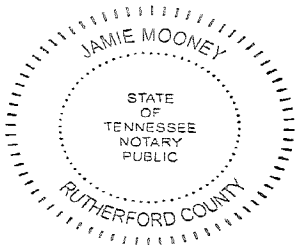
Karen Johnson Davidson County
Batch# 1419253 DEEDWARR
05/12/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $886.15
20260512-0042546

WARRANTY DEED

File No. CTO-2026-1077



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 10/20/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alain Leon	SAME AS NEW OWNER	
3329 Kings Lane		058-16-0-104.00
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees,, and other good and valuable considerations, the receipt of which is hereby acknowledged , I/WE, **EUGENE DOLITTLE, JR., AN UNMARRIED MAN,** hereinafter called the Grantor, has this day bargained and sold and does hereby transfer and convey unto, **ALAIN LEON, A SINGLE MAN,** hereinafter called the Grantees, their heirs and assigns, forever, 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. 220 on the Plan of Section 3, Haynes Park Subdivision of record in Plat Book 4460, Page 185, amended Book 5056, Page 150 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 Eugene Doolittle, Jr, an unmarried man by Warranty Deed from CNK, LLC,a Tennesse limited liability company of record in Instrument No. 20180814-0080199 Register's Office for Davidson County, Tennessee, dated August 08, 2018 and recorded on August 14, 2018.

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

This is improved ✓ unimproved ____ property and believed to be known as: 3329 Kings Lane, Nashville, TN 37218 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 our hands this 8th day of May, 2026.

Eugene Dolittle, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Eugene Dolittle, Jr., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this May 8, 2026.

Notary Public
My Commission Expires: 10-01-2030

IDA F LONG
Notary Public - Arkansas
Crittenden County
My Commission Expires 10-01-2030
Commission # 12711934

Tennessee Certification of Electronic Document

I, Emily Stahura, 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 5/8/26 (date of document).

Affiant Signature

5/11/26
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 11 day of May, 2026.

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 10/20/2029