Karen Johnson Davidson County
Batch# 1421762 DEEDWARR
05/18/2026 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,319.90
20260518-0044339

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
George Harry Haley 421 West Bute Street Unit 603 Norfolk, VA 23510	Same as New Owner	104 02 0X 214.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marian L. Leonard, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **George Harry Haley, a married man**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 214 31st Avenue North, Nashville, TN 37203 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 214 together with appurtenant interest in the common elements of The Row at 31st Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, amended in Instrument No. 20040615-0070764 and in Instrument No. 20040915-0111215, and Document No. 20080425-0042359, Document No. 20130204-0011323, Instrument No. 20171109-0115339 corrected in Scrivener's Affidavit in Instrument No. 20180501-0041173, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominiums Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Marian L. Leonard, a single woman, by Warranty Deed from Marjan Rafat and Matthew James Nielsen, wife and husband, dated November 28, 2022, and recorded November 28, 2022, of record in Instrument No. 20221128-0124749, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 214 31st Avenue North, Nashville, TN 37203.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our

unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 14th day of May, 2026.

Marian L. Leonard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2026, before me personally appeared Marian L. Leonard, 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 14th day of May, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $627,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 18 day of May, 2026.

Notary Public
My commission expires: 9/3/29

Alexandra McDaniel
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Jill Neely, 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 **05/14/2026** (date of document).

Jill Neely
Affiant Signature

Date: **05/18/2026**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **18th** day of **May**, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

