Karen Johnson Davidson County
Batch# 1422687 DEEDWARR
05/20/2026 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20260520-0045344

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$750,000.00**

Subscribed and sworn to before me this 15th day of May, 2026.

Notary Public
My Commission Expires: 2/10/2030

Affiant

DEVIN PARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES FEBRUARY 10, 2030

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Walid Milad Anki, Alex Hanna Anki, and Hanna Milad Anki **815 Gallatin Pike South** **Madison, TN 37115**	**Walid Milad Anki, Alex Hanna Anki, and Hanna Milad Anki** **125 Bella Vista Dr.** **Nashville, TN 37072**	**051-04-0-178**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Michelle L. Dennis, a one-third undivided interest, Johnny M. Lenard, a one-third undivided interest, and Robert J. Lenard, Jr., a one-third undivided interest, as tenants in common**, the Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto the said **Walid Milad Anki, Alex Hanna Anki, and Hanna Milad Anki, as tenants in common with rights of survivorship**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2 on the Plan of the Resubdivision of Lots 19 thru 24, Block "B" Revised Plan, Power & Roth Madison Park Subdivision, of record in Book 6050, Page 548, Register's Office for Davidson, Tennessee, to which Plan reference is hereby made for a more detailed description.

Being the same property conveyed to Robert J. Lenard by Special Warranty Deed from Exxon Corporation of record in Book 10108, Page 621, Register's Office for Davidson County, Tennessee, dated June 28, 1996 and recorded on July 2, 1996.

Being the same property conveyed to The Lenard Revocable Living Trust, dated August 23, 2007, by Quitclaim Deed from Robert J. Lenard of record in Instrument No. 20071019-0124363 Register's Office for Davidson County, Tennessee, dated October 17, 2007 and recorded on October 19, 2007. Said Robert J. Lenard having since died leaving Pinnacle Bank as Successor Trustee of said Trust.

Being the same property conveyed to Pinnacle Bank, Trustee of the Robert J. Lenard Trust FBO Michelle L. Dennis (as to a 1/3rd undivided interest); Pinnacle Bank, Trustee of the Robert J. Lenard Trust FBO Johnny M. Lenard (as to a 1/3rd undivided interest); and Pinnacle Bank, Trustee of the Robert J. Lenard Trust FBO Robert J. Lenard, Jr. (as to a 1/3rd undivided interest) by Trustee's Deed from Pinnacle Bank, Trustee of the Lenard Revocable Living Trust dated August 23, 2007, of record in Instrument No. 20230307-0016128 Register's Office for Davidson County, Tennessee, dated February 15, 2023 and recorded on March 7,2023.

Being the same property conveyed to Michelle L. Dennis, a one-third (1/3rd) undivided interest as tenant in common; Johnny M. Lenard, a one-third (1/3rd) undivided interest as tenant in common; and Robert J. Lenard, Jr., a one-third (1/3rd) undivided interest as tenant in common by Trustee's Deed from Pinnacle Bank, Trustee of the Robert J. Lenard Trust FBO Michelle L. Dennis (as to a 1/3rd undivided interest); Pinnacle Bank, Trustee of the Robert J. Lenard Trust FBO Johnny M. Lenard (as to a 1/3rd undivided interest); and Pinnacle Bank, Trustee of the Robert J. Lenard Trust FBO Robert J. Lenard, Jr. (as to a 1/3rd undivided interest) of record in Instrument No. 20250314-0019046 Register's Office for Davidson County, Tennessee, dated March 14, 2025 and recorded on March 14, 2025.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is ( ) unimproved (X) improved property known as: 815 Gallatin Pike South, Madison, TN 37115.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 15th day of May, 2026.

Robert J. Lenard, Jr.

Johnny M. Lenard

Michelle L. Dennis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright,** a Notary Public in and for said County and State, **Robert J. Lenard, Jr., Johnny M. Lenard and Michelle L. Dennis** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 15th day of May, 2026.

NOTARY PUBLIC
My Commission Expires: 3-09-2027

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 5/15/2026 [DATE].

AFFIANT SIGNATURE

5/15/2026

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 15th day of May, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

