Karen Johnson Davidson County
Batch# 1427329 DEEDWARR
06/02/2026 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260602-0049646

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 9/26/29

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia LeMaistre	New Owner	16003006500
(NAME)	(NAME)	
5209 Regent Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, WE,

CHARLES LEMAISTRE AND LORETTA LEMAISTRE, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JULIA LEMAISTRE, MARRIED

HEREINAFTER CALLED THE GRANTEES, 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 No. 293 on the Plan of Haileywood Estates, Section VIII, of record in Plat Book 2854, Page 19, 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 Charles LeMaistre and Loretta LeMaistre, husband and wife by Deed dated January 27, 2023 from Charles LeMaistre and Loretta LeMaistre and Julia LeMaistre, as joint tenants with rights of survivorship, recorded February 1, 2023, in Instrument Number 20230201-0007387, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 5209 Regent Dr., Nashville, TN 37220

LT&E File #23221

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(s) this 29th day of May, 2026

Charles LeMaistre

Loretta LeMaistre by Charles LeMaistre Attorney in Fact

Loretta LeMaistre by Charles LeMaistre, her Attorney-In-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Charles LeMaistre** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Loretta LeMaistre** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **Loretta LeMaistre.**

Witness my hand and official seal this 29th day of May, 2026

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 9/26/29

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within **Charles LeMaistre** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he/she executed the same, as her/his free act and deed.

Witness my hand and official seal this 29th day of May, 2026

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 9/26/29

LT&E File #23221

Certificate of Authenticity

I, J. Trent Lehman, 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 5/29/26.

Date

Affiant Signature

5/29/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of May, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

