Karen Johnson Davidson County
Batch# 1427595 DEEDWARR
06/03/2026 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $5,124.50
20260603-0050073

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454185**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,385,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 26th day of May, 2026. Notary Public My Commission Expires: 12/19/28

WARRANTY DEED

Address New Owner: Tiffany Hunt 1000 Draughon Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 09 0O 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas Gordon and Jane Gordon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tiffany Hunt, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of HOMES AT 3515 LEALAND LANE, as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for Homes at 3515 Lealand Lane, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20171011-0104237 as amended in Instrument Number 20180628-0062806, 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 Nicholas Carter Gordon and Jane Gordon, husband and wife, by Warranty Deed from March Developments LLC, a Tennessee limited liability company, of record in Instrument No. 20180726-0072963, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018, and recorded on July 26, 2018. See also Scrivener's Affidavit recorded in Instrument No. 20181017-0102749.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171011-0104237 and amended in Instrument No. 20180628-0062806.

Charter for Lealand Lane Townhouse Corporation recorded as Instrument No. 20171025-0109370.

Common Open Space Deed recorded as Instrument No. 20180628-0062811 and corrected in Instrument No. 20180726-0072962.

This is improved property located at 1000 Draughon Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2026.

Nicholas Gordon

Jane Gordon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas Gordon and Jane Gordon, 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, at office, this 26th day of May, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 26. 2026

Affiant Signature

2nd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

