Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 180
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1435035
06/17/2026 09:28:14 AM
Fees: $18.00 Taxes: $2,331.00
Davidson County
DEEDWARR
3 pgs
20260617-0054826

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $630,000.00

Lynae Wilder
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/15/2026.

C Schumacher
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-22-29

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 5372-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Joshua C. LeRoy and Kristin LeRoy		155-08-0A-042.00-CO
6133 Tuliptree Lane	NEW OWNER	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Bryan D. Duplantis and Meghan L. Duplantis, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua C. LeRoy and Kristin LeRoy, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 42 on the Plan of Phase 1 of Poplar Creek Estates, of record in Book 6250, Page 647, said Register's Office.

Said Lot No. 42 fronts 100.00 feet on the Southwesterly margin of Tuliptree Lane and extends back 151.78 feet on the Northwesterly line and 90.39 feet on the Southwesterly line to a dead line in the rear, measuring 117.34 feet thereon.

Being the same property conveyed to Bryan D. Duplantis and Meghan L. Duplantis, husband and wife by Warranty Deed from James R Griffith and spouse, Regina S. Griffith of record in Instrument No. 20210315-0033662 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 15, 2021 and Corrective Warranty Deed recorded in Instrument No. 20210511-0063551 .

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6133 Tuliptree Lane Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on June 12, 2026

Bryan D. Duplantis

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, a Notary Public of said County and State, Bryan D. Duplantis, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 12, 2026.

Notary Public

My Commission Expires: 01-13-2030

BIRUTE LAUKYS
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires January 13, 2030

Witness my hand on June 12, 2026

Meghan L. Duplantis

Meghan L. Duplantis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Meghan L. Duplantis, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 12, 2026.

Lynae Wilder

Notary Public

My Commission Expires: 9.16.2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 5372-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027