Karen Johnson Davidson County Batch# 1437486 DEEDWARR 06/24/2026 09:00:30 AM 3 pgs Fees: $18.00 Taxes: $2,220.00 20260624-0056836	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $600,000.00 Affiant Subscribed and sworn to before me, this 22 day of June, 2026. Notary Public My commission expires:

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-24-2027

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Lauren Nicole Burke	**New Owner**	**081080P00100CO**
1725a 6th Ave N	**Property**	
Nashville, TN 37208		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jennifer Lynne Leeds, unmarried

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

Lauren Nicole Burke, a single woman

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:

A certain townhome located in Davidson County, Tennessee, being Unit A of 1725 Townhomes, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for 1725 Townhomes, of record in Instrument No. 20070413-0044693, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jennifer L Leeds and David A Beronja, by Special Warranty Deed from Countrywide Bank, FSB, dated April 20, 2009, of record in Instrument No. 20090513-0044016, in the Register's Office for Davidson County, Tennessee. By Final Decree of Divorce entered in the cause of Leeds v. Leeds, Docket No. 14D-1525, Fourth Circuit Court of Davidson County, Tennessee, a copy of which appears of record in Instrument No. 20160301-0019491, said Register's Office, the interest of David Alan Beronja in subject property was divested out of him with full title thereto being vested in Jennifer Lynne Leeds.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1725a 6th Ave N, Nashville, TN 37208.

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 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.

_____ Date: 06/18/2026
Jennifer Lynne Leeds

_____ Date: _____

STATE OF KY

COUNTY OF WARREN

Personally appeared before me, a Notary Public of said County and State, Jennifer Lynne Leeds, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of JUNE 2026.

James Edward Crocker
NOTARY PUBLIC

My Commission Expires: 1/27/27

JAMES EDWARD CROCKER
My Commission Expires 01-27-2027
NOTARY PUBLIC
Comm. # KYNP65907
COMMONWEALTH OF KENTUCKY

Certificate of Authenticity

I, Krystal Schuster, 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 **6/18/26**.

Date

Affiant Signature

6/18/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **June**, 20**26**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)