Karen Johnson Davidson County
Batch# 1450380 DEEDWARR
07/22/2026 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20260722-0066250

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260353785

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

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

Notary Public
My Commission Expires: 3·20·28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Edward Talbot and Alicia Hunter Perlson 6332 Carney Rd Whites Creek TN 37189	New Owner	Tax Parcel ID No. 038 00 0 092.00

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, **Ricky Scott Leblanc, unmarried and Darlene Leblanc, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Edward Talbot, as sole and separate property, and Alicia Hunter Perlson,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Beginning at a bolt in the center of Oakland Road, the same being a corner of the Olice Carney Tract, and the Northeast corner of the Oakland Baptist Church tract; thence South 15 degrees East 200 feet along the East line of said Church tract and the Westerly line of said Carney tract to a point, said point being the Southeast corner of said Church tract; thence South 70 degrees West 213 feet to a point, the same being the Southwest corner of said Church tract, and being a point in the Easterly line of the property conveyed to Robert L. Vance, and wife, by deed from Harry J. Cooper, and wife, of record in Book 1417, Page 409, Register's Office for Davidson County, Tennessee; thence with said Vance Camey line, South 32 degrees 40 minutes East 590 feet to a point in a creek, said point being a corner of the Herschel Harding tract and being the Southwest corner of the Olice Carney tract; thence with the Olice Carney and Herschel Harding line, North 37 degrees East 241 feet to a 12 foot elm on the North bank of a creek; thence dividing said Olice Carney tract, North 20 degrees 40 minutes East 638.3 feet to an iron pin in the centerline of Oakland Road; thence with the center of said road, South 55 degrees West 100 feet to the Point of Beginning, containing 4.04 acres, more or less.

Being the same property conveyed to Ricky Scott LeBlanc, unmarried and Darlene LeBlanc, unmarried as joint tenants with right of survivorship, by Warranty Deed from Kyle Osterman Green and Samantha Brooke Green, husband and wife, of record in Instrument No. 20240122-0003167, in the Register's Office of Davidson County, Tennessee, dated January 17, 2024, and recorded on January 22, 2024.

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.

Easement for the flow of the waters of Unknown, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 6332 Carney Rd Whites Creek TN 37189

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 15th day of July, 2026.

Ricky Scott Leblanc

Darlene Leblanc

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ricky Scott Leblanc and Darlene Leblanc, 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 15th day of July, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/15/2026 (date of document).

Affiant Signature

7/17/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

