Karen Johnson Davidson County
Batch# 1458922 DEEDWARR
08/12/2026 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $780.70
20260812-0074423

WARRANTY DEED

File No. JS-26-2133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 07/03/2028

(AFFIX SEAL)

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Red Lily Real Estate Inc.	Same as New Owner	
(NAME) 7790 Lebanon Rd.	(NAME)	150-01-0-058.00-000
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(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, I/we, **Jeffrey Steven Leurs, Joseph Howard Leurs, and Andrea Renee' Leurs, heirs at law of Christine D. Leurs**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Red Lily Real Estate Inc., a Tennessee for-profit corporation**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 237 on the Map of Edge-0-Lake Estates, Section 3 of record in Book 3600, Page 82, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gerard J. Leurs and wife, Christine D. Leurs by Warranty Deed from Lynn Brother Company, a partnership of record in Book 7842, Page 852, Register's Office for Davidson County, Tennessee, dated may 10, 1989 and recorded on May 17, 1989.

Being the same property conveyed to Christine D. Leurs by that Final Decree of record in Instrument No. 20071206-0141486, Register's Office for Davidson County, Tennessee.

The said Christine D. Leurs having since died intestate on June 2, 2025, leaving Jeffrey Steve, Leurs, Joseph Howard Leurs, and Andrea Renee' Leurs as her sole heirs at law as evidenced by that Affidavit of Heirship being recording simultaneously herewith of record in Instrument No. 202608120074422, Register's Office for Davidson County, Tennessee.

The subject property was never a marital or personal residence of any Grantor herein, and as such is not subject to any marital interests.

This is property more commonly known as:
210 Whorley Drive, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 31 day of July, 2026.

Jeffrey Steven Leurs

STATE OF TENNESSEE
COUNTY OF ~~XXX~~ Davidson (LH)

On this 31 day of July, 2026, before me personally appeared Jeffrey Steven Leurs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31 day of July, 2026.

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

~~Notary~~ Signature

My commission expires: 10/10/2

Return to:
Magnolia Title & Escrow
1104 Fatherland St.
Nashville, TN 37206

Joseph Howard Leurs

Andrea Renee' Leurs

STATE OF TENNESSEE
COUNTY OF Montgomery

On this 30th day of July, 2026, before me personally appeared Joseph Howard Leurs and Andrea Renee' Leurs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2026.

Notary Signature
My commission expires: 06.29.27

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Leslie Hayes, 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 7/31/2026.

Date

Affiant Signature

8/7/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of August, 2026.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)