Karen Johnson Davidson County
Batch# 1462020 DEEDWARR
08/19/2026 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20260819-0077266

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

Ruby Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF August, 2026

Cheryl M Rodgers
Notary Public

MY COMMISSION EXPIRES: 11-21-2027
(AFFIX SEAL)

CHERYL M RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruby Grace Robinson and Samuel Edward Robinson, a married couple	New Owner	
(NAME)	(NAME)	173-09-0A-619-00CO
15055 Oakland St		
(ADDRESS)	(ADDRESS)	
Spring Lake MI 49456		
(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, **Meghan Leete, a single woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO **Ruby Grace Robinson and Samuel Edward Robinson, a married couple,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 743 as shown on the plan of Section One of Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Meghan Leete, a single woman by Deed dated August 5, 2021 from Ulia S. Loschiavo and Brian Loschiavo, wife and husband, recorded August 10, 2021, in Instrument Number 20210810-0107604, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 2431 Alteras Drive, Nashville, TN 37211

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 hand this 14th day of August, 2026.

Meghan Leete

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of August, 2026, before me personally appeared Meghan Leete, 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 14 day of August, 2026.

Notary Signature
My commission expires:
11-21-2027



Certificate of Authenticity

I, Holly Amason, 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 8/14/26.

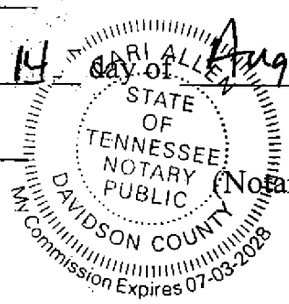
Affiant Signature

8/14/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 14 day of August, 20 26.

Notary's Signature



(Notary Seal)