WARRANTY DEED

Karen Johnson Davidson County
Batch# 1467496 DEEDWARR
09/02/2026 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260902-0081417

WILSON COUNTY TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson (17)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 1.31.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heidi M Jung	JPMorgan Chase Bank, NA	076-05-0B-219.00
(NAME)	(NAME)	
4961 Leesa Ann Lane	3415 Vision Dr	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Columbus, OH 43218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we Richard J Lesniak and Nancy Lesniak, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Heidi M Jung, an unmarried person, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee being Lot No. 219, on the plan of Chandler Reserve, Phase 1, as shown on plat of record in Instrument No. 202312110095510, in the Register's Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Richard J. Lesniak and Nancy Lynne Lesniak, husband and wife by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated 04/08/2024, of record in Instrument No. 20240610-0043322, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4961 Leesa Ann Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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

GRANTEE(S), his/her/their 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.

Effective the 27th day of August, 2026.

Richard J Lesniak

Nancy Lesniak

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard J Lesniak and Nancy Lesniak, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of August, 2026.

Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 August 27, 2026.

Lissa Groom
Affiant
Date: August 27, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 27 day of August, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON