Karen Johnson Davidson County
Batch# 1478833 DEEDWARR
09/30/2026 09:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20260930-0090199

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me this 28th day of September, 2026.

Notary Public
My commission expires: 11/15/28

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jason Burroughs and Janna Doughty 1510 Demonbreun Street #1205 Nashville TN 37203	New Owners	093-09-0A-089-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Kevin J. Leblanc a/k/a Kevin Leblanc, and Trudy D. Leblanc a/k/a Trudy Leblanc, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jason Burroughs, an unmarried man, and Janna Nicole Doughty, an unmarried woman, a joint tenants with right of survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1205 of The Rhythm at Music Row, a Horizontal Property Regime established Master Deed, of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-005187, and Instrument No. 20090625-0059073, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Kevin Leblanc Family LLC, a Louisiana limited liability company by Warranty Deed from Caroline Keenan and Conor Keenan, husband and wife of record in Instrument No. 20210713-0094186 Register's Office for Davidson County, Tennessee, dated July 12, 2021 and recorded on July 13, 2021.

Being the same property conveyed to Kevin LeBlanc and Trudy LeBlanc, as husband and wife with right of survivorship by Warranty Deed from Kevin LeBlanc Family, LLC, a Louisiana Limited Liability Company of record in Instrument No. 20241230-0100946, Register's Office for Davidson County, Tennessee, and dated December 17, 2024 and recorded on December 30, 2024.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of The Rythm at Music Row of record in Instrument No. 20080402-0033103 Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Instrument No. 20070430-0047689, Register's Office for Davidson County, Tennessee.

4. Right of Entry Easement of record in Instrument No. 20070430-0050980, Register's Office for Davidson County, Tennessee.

5. Right of first refusal in Eighth Amendment of Master Deed of record in Instrument No. 20110906-0069036 Register's Office for Davidson County, Tennessee.

6. Easement as set forth in Master Deed for The Rhythm at Music Row of record in Instrument No. 20070725-0088390 Register's Office for Davidson County, Tennessee.

7. Easement as set forth in First Amendment to Master Deed for The Rhythm at Music Row of record in Instrument No. 20080219-0015612 Register's Office for Davidson County, Tennessee.

8. Driveway Agreement of record in Instrument No. 20030131-0014020 Register's Office for Davidson County, Tennessee.

9. Grant of Easement of record in Instrument No. 20161021-0111269 Register's Office for Davidson County, Tennessee.

10. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20060331-0036680 in the official records of the Davidson County Register of Deeds.

11. Subject to the Master Deed, recorded as Instrument #20070725-0088390 amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0054187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950, and Instrument No. 20110906-0069036 in the official records of the Davidson County Register of Deeds.

12. Restrictive Covenants of Arts Center Redevelopment Plan of record in Book 10985 Page 404 and amended in Book 11625 Page 252 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1510 Demonbreun Street, 1205, Nashville, TN 37203

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24 day of September, 2026.

Kevin J. Leblanc

Trudy D. Leblanc

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24 day of September, 2026, before me personally appeared Kevin J. Leblanc and Trudy D Leblanc, 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 24 day of September, 2026.

Notary Signature
My commission expires: 8/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/24/26.

Affiant Signature – Joshua A. Terry

9/28/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/28/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON