Karen Johnson Davidson County
Batch# 1484145 DEEDWARR
10/15/2026 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20261015-0094753

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260955880

KATHRYN NEMETH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON) Williamson

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of October, 2026.

Notary Public
My Commission Expires: 1/11/29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas Leach and Tate Leach 1906 Kimbark Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131 03 1P 001.00

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, **Michael Knight and Ashley Knight, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Leach and Tate Leach, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of 1906 AND 1908 Kimbark, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1906 And 1908 Kimbark, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141103-0101349, Register's Office for Davidson County, Tennessee, as amended at Instrument No. 20141110-0103751 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Knight and Ashley Knight by Warranty Deed from Springdale 23 Ventures, a Tennessee General Partnership of record in Instrument No. 20150902-0089430 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on September 02, 2015.

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 utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLONIAL HEIGHTS, as recorded in Plat Book 1130, Page(s) 102.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the establishing 1906 AND 1908 KIMBARK, a Horizontal Property Regime with Private Elements of record in Instrument No. 20141103-0101349 and as amended in Instrument No. 20141110-0103751; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 1906 Kimbark Drive Nashville TN 37215

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 13th day of October, 2026.

Michael Knight

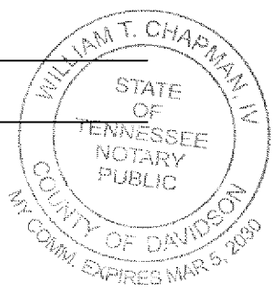
Ashley Knight

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Knight and Ashley Knight, 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 13th day of October, 2026.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Ryan Rafoth, 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

October 13, 2026
Date

Affiant Signature

10/13/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 13th day of October, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

