Karen Johnson Davidson County
Batch# 562662 DEEDWARR
01/27/2021 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20210127-0012289

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Stoutenburg	Andrew Stoutenburg	107 13 0 038.00
(NAME)	(NAME)	
803 Matthews Ave.	803 Matthews Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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 New Leaf Investments, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Andrew Stoutenburg and Blake Weldon, as tenants in common with the right of survivorship, 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 in Davidson County, State of Tennessee, Being Lot No. 330 and the westerly 100 feet of Lot No. 331, a resubdivision of part of T. F. Connolly Lands, Miro Meadows, Second Addition, as recorded in Book 1424, Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 330 and the westerly 100 feet of Lot No. 331 front together 190 feet on the northerly side of Coarsey Drive and extends back between lines 185.2 feet on the westerly side and 170 feet on the easterly side to an irregular line in the rear measuring 194.6 feet thereon.

Being the same property conveyed to New Leaf Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Paulette E. Maize, dated December 1, 2020 and recorded on December 10, 2020 of record in Instrument No. 20201210-0144368, Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1222 Coarsey Drive, Nashville, TN 37217
(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 26th day of January, 2021..

New Leaf Investments, LLC

Kerry Caldwell

By: Kerry Caldwell, Member

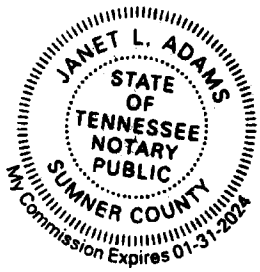
State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kerry Caldwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a Member of New Leaf Investments, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Kerry Caldwell, as such Member.

Witness my hand and Official seal this 26th day of January, 2021.

Notary Public

My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Brenda Shelby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/22/21

