Karen Johnson Davidson County
Batch# 628936 DEEDWARR
05/04/2021 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20210504-0059868

WARRANTY DEED

LAURA ANN MOORE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: Jun 30, 2024

(AFFIX SEAL)

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
New Leaf Investments, LLC	New Owner	050 14 0 121.00
(NAME)	(NAME)	
511 Long Hollow Pike	511 Long Hollow Pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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 Mary Frances Gattis, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto New Leaf Investments, LLC, a Tennessee limited liability company, 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, Tennessee, being Lot No. 36 on the Plan of Parkwood Estates, Section 1, record in Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 80.0 feet on the northerly margin of Richmond Hill Drive, and extends back between lines measuring 117.55 feet on the easterly line and 125.0 feet on the westerly line to a broken line in the rear on which it measures 105.35 feet.

Being the same property conveyed to Brady M. Gattis, Jr., and wife, Mary Frances Gattis by Cash Deed for Tennessee from Philip N. Brownstein, of Washington D.C., as Federal Housing Commissioner dated 11/02/1964 and recorded 11/12/1964, of record in Book 3831, Page 815, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brady Madison Gattis, Jr. and wife, Mary Frances Gattis and Daniel Madison Gattis, a single individual by Quitclaim Deed from Brady Madison Gattis, Jr., and wife Mary Frances Gattis, dated 07/17/2013 and recorded 07/18/2013, of record in Instrument 201307180074517, Register's Office for Davidson County, Tennessee.

The said Brady Madison Gattis, Jr. died on 12/30/2018, leaving the said Mary Frances Gattis the sole surviving tenant by the entirety.

The said Daniel Madison Gattis died intestate on 03/08/2021, leaving the said Mary Frances Gattis as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

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 ☒ 3140 Richmond Hill Drive, Nashville, TN 37207

(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 30th of April, 2021.

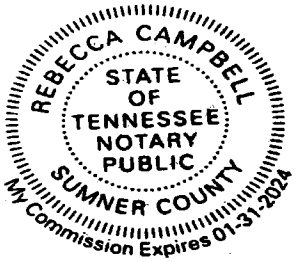
Mary Frances Gattis by Sherrie Ann Resha Attorney in fact

Mary Frances Gattis by Sherrie Ann Resha, Attorney in fact

State of Tennessee
County of Sumner

On this ___ day of April, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sherrie Ann Resha, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Mary Frances Gattis, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No: 20190626-0062007, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 30th day of April, 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

