Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1371

Karen Johnson Davidson County
Batch# 654714 **DEEDWARR**
06/11/2021 10:30:18 AM 2 pgs
Fees: $13.00 Taxes: $1,224.70

20210611-0078855

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **New Leaf Properties, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew J. Nelson, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Gailey Wood Subdivision, Section 2 of record in Plat Book 3106, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to New Leaf Properties, LLC, a Tennessee limited liability company by Warranty deed from Cindy L. Dominicus, married of record in Instrument No. 20170331-0031790 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 31, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 727 Croley Drive, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and 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.

NEW OWNER:
Matthew A. Nelson
727 Croley Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
090-08-0-131.00

WITNESS THE EXECUTION HEREOF this 10th day of June, 2021.

New Leaf Properties, LLC, a Tennessee limited liability company

sole member

Douglas Lessly, sole member

State of Tennessee)
County of Davidson)

On this 10th day of June, 2021, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Douglas Lessly, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the sole member of the maker, New Leaf Properties, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of New Leaf Properties, LLC, as sole member.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 331,000.00.**

Affiant

Sworn and subscribed before me on this the 10th day of June, 2021.

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 6, 2021

Notary Public

My Commission Expires: _____