Karen Johnson Davidson County
Batch# 694577 DEEDWARR
08/11/2021 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210811-0108454

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~9th~~ 10th DAY OF AUGUST, 2021.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

LR-MO-21-507

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Greenleaf Real Estate Development/ William & Jennifer Greenleaf	**New Owner**	
(NAME) **104 Eastpark Dr Ste 300**	(NAME)	**071-03-0-132.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **JOE STANTIFER YOUNT, MARRIED** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREENLEAF REAL ESTATE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the westerly 30 feet of lot No. 137 and the easterly 50 feet of lot No. 138 on the map of J. B. Haynie's Oriental Subdivision as of record in Book 161, pages 26 and 27, Register's Office for said County.

Said parts of Lots Nos 137 and 138 front together 80 feet on the northerly side of Queen Street and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Joe Stantifer Yount by Quitclaim Deed from Nancy Ann Yount Joplin, Executrix, John Martin Yount, Susan Marie Yount Malmberg and Joe Standifer Yount of record in Instrument No. 20160216-0014591, in the Register's Office of Davidson County, Tennessee dated January 5, 2016 and recorded February 16, 2016.

Ines Yount joins in this conveyance to convey any interest she may have in said property, marital or otherwise.

This conveyance is subject to:
- Taxes for year 2021, A Lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J. B. Haynie's Oriental Subdivision, as recorded in Plat Book 161, Page(s) 26-27.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **203 Queen Ave, Nashville, Tennessee 37207**.

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; 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), their 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.

Witness my/our hand(s) this the 9th DAY OF AUGUST, 2021.

Joe Stantifer Yount

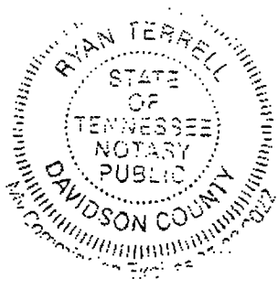
Ines Yount

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE STANTIFER YOUNT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of August, 2021.

Notary Public
My Commission Expires: 05-02-22
(SEAL)

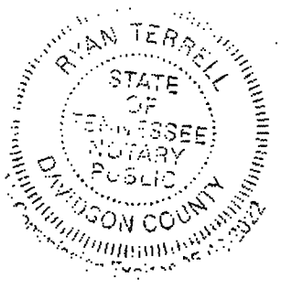


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Notary Public
My Commission Expires: 05-02-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/11/2021 (date ~~of document~~).

Affiant Signature

08/11/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025