Karen Johnson Davidson County
Batch# 724778 DEEDWARR
09/27/2021 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $693.75
20210927-0129565

WARRANTY DEED

JANET ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Kerry M. Caldwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES:

(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, a Tennessee limited liability corporation	Same as New Owner	059-13-0-081.00
(NAME)	(NAME)	
511 Long Hollow Pike		
(ADDRESS)	(ADDRESS)	
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 David N. Corder and Sharyn J. Corder, husband and wife, 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 corporation, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 57, on the plan of Treppard Heights Subdivision, of record in Book 2663, Pages 64 and 65, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Said Lot No. 57 fronts 100 feet on the southwesterly side of Tucker Road and extends back 168 feet on the southeasterly line and 416 feet on the northwesterly line to a broken line in the rear measuring 311.1 feet thereon.

Being the same property conveyed to David N. Corder and Sharyn J. Corder, husband and wife by Warranty Deed from Shane A. Carter f/k/a Shane A. Bean and husband, Hysica R. Carter, dated 06/09/2016 and recorded 06/13/2016, of record in Instrument 201606130059440, 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 ☒ 3905 Tucker Road, Nashville, TN 37218
(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 24th day of September, 2021.

David N. Corder

Sharyn J. Corder

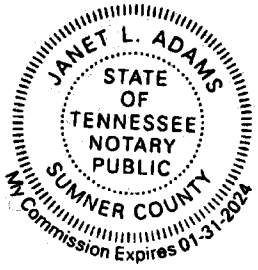
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David N. Corder and Sharyn J. Corder, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of September, 2021.

Notary Public:
My Commission Expires: _____

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



CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 9-24-2021.

Affiant
Date: 9-24-2021

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 24th day of September, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024