WARRANTY DEED

Karen Johnson Davidson County
Batch# 755404 DEEDWARR
11/16/2021 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20211116-0152191

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF OCTOBER, 2021

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Rooting Legacies, LLC	SEND TAX BILLS TO: ROOTING LEGACIES, LLC	MAP-PARCEL NUMBERS
(NAME) 1953 PEACEFUL BROOK DR.	(NAME) 1953 PEACEFUL BROOK DR.	05900012600 and 05900012600P000
(ADDRESS) ANTIOCH TN 37013	(ADDRESS) ANTIOCH TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Early Learning Day Care Center Inc., a Tennessee Incorporation** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rooting Legacies, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being a part of Lot No. 5 of the Vester lands, as of record in Plan 2, page 98, Chancery Court at Nashville; described as follows:

Beginning at a point in the center line of a 20 foot lane, sometimes called Vester Avenue, said point being South 56 degrees 15 feet West 261.8 feet from the common corner of Lot Nos. 5 and 6; thence with the center of said lane, 56 degrees 15 feet West 500 feet to the Northeasterly margin of the present location of Whites Creek Pike; thence with the said Northeasterly margin of said Whites Creek Pike, South 16 degrees 55 feet East 209 feet to a pin set in the fence line; thence 1.0 feet Northwest of an existing fence, North 57 degrees 04 feet East 500 feet to an iron pin thence; North 17 degrees 27 feet West 215.86 feet to the beginning, containing 2.34 acres, more or less.

Included in the above but specifically Excluded therefrom is that portion thereof described in the deed from Eunice Lee to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5247, Page 486, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John Newell and wife, Judy Newell, by Warranty Deed from Leslie Wells, Executor of the Estate of Eunice Lee, deceased, and Leslie Wells, individually, of record in Book 6783, Page 578, Register's Office for Davidson County, Tennessee, dated February 13, 1986 and recorded on February 18, 1986. (Value or consideration shown in aforementioned deed $45,000.00.) Order Approving Sale of Record in Book 6783, Page 574, said register's office.

Being the same property conveyed to John Newell and wife, Judy Newell, and Raymond Bradley and wife, Maxine Bradley through Leroy Cain, Jr., Trustee, by Quitclaim Deed from John Newell and Judy Newell, husband and wife, and Raymond Bradley and Maxine Bradley, husband and wife, of record in Book 7446, Page 888, Register's Office for Davidson County, Tennessee, dated December 31, 1987 and recorded on January 11, 1988.

Being the same property conveyed to John Newell and wife, Judy Newell through Richard Manson, Trustee, by Quitclaim Deed from John Newell and wife, Judy Newell, and Raymond Bradley and wife, Maxine Bradley, of record in Book 11649, Page 690, Register's Office for Davidson County, Tennessee, dated August 27, 1999 and recorded on September 03, 1999. (Value or consideration shown in aforementioned deed $330,000.00.)

Being the same property conveyed to Early Learning Day Care Center, Inc., by Quitclaim Deed from John Newell and wife, Judy Newell, of record in Book 11649, Page 694, Register's Office for Davidson County, Tennessee, dated August 27, 1999 and recorded on September 03, 1999.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2729 Whites Creek Pike 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 28th day of October, 2021.

Early Learning Day Care Center Inc

By: John Newell, President

By: Judy Newell, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared John Newell and Judy Newell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the President (John) and Secretary (Judy) of Early Learning Day Care Center, Inc., and that he/she as such President and Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself/himself as President (John) and Secretary (Judy) of Early Learning Day Care Center, Inc.

WITNESS my hand and official seal at office this 28th day of October, 2021.

Notary Public

My Commission Expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Holly A Mason, 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 10-29-21.

Affiant Signature

10/29/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 29 day of October, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY