Karen Johnson Davidson County
Batch# 764735 DEEDWARR
12/01/2021 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20211201-0159180

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-2601TN-B

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of October, 2021.

Notary Public
Commission Expiration: 5/20/2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
New Leaf Investments, LLC 511 Long Hollow Pike Goodlettsville, TN 37072	SAME AS NEW OWNER	42-7-A-169.00

WARRANTY DEED

FOR AND IN 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, I, **David Irwin, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 1404 Sixpence Place Madison, TN 37115, County of Davidson to wit:

Being Lot No. 402 on the Plan of Heritage Square, Phase Four as of record in Plat Book 6250, Page 178, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brenda R. Hendricks, unmarried, by deed from Fox Ridge Homes, Inc dated 03/18/1992 filed and recorded of record in Book 8580, Page 191, said Register's Office.

Being the same property conveyed to David Irwin, married, by deed from Brenda R. Hendricks, unmarried, dated 10/15/2021, filed and recorded 11/16/2021, of record in Instrument No. 20211116-0152622 said Register's Office.

Tax Map and Parcel ID is as follows 42-7-A-169.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1404 Sixpence Place, Madison, TN 37115

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 unemcumbered, 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 15th day of October, 2021.

David Irwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2021, before me personally appeared **David Irwin**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 15th day of October, 2021.

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Notary Public
Commission Expiration: 5/20/2025

LTE File No.: 21-2601TN-B

Tennessee Certification of Electronic Document

I, Chelsea McMaster, 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 10/15/2021 (date of document).

Chelsea McMaster
Affiant Signature

11/22/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of November 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires
8-27-2022