WARRANTY DEED

Karen Johnson Davidson County
Batch# 776406 DEEDWARR
12/17/2021 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $888.03
20211217-0167348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,009.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/9/2022

AFFIX SEAL OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Brooklynn Marie Nolen	New Owner	05913008100
(NAME)	(NAME)	
3905 Tucker Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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 New Leaf Investments, LLC, A Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Brooklynn Marie Nolen, unmarried and Chad Allan Nolen, married, as joint tenants with right of survivorship, hereinafter called the GRANTEE(S), 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 New Leaf Investments, LLC, a Tennessee limited liability corporation by Warranty Deed from David N. Corder and Sharyn J. Corder, husband and wife, dated 09/24/2021 andrecorded 09/27/2021, of record in Instrument 202109270129565, 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 10th day of December, 2021.

New Leaf Investments, LLC

BY: Kerry M. Caldwell
Kerry M. Caldwell, Member

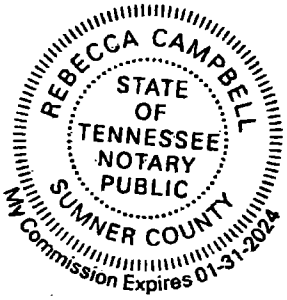
State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kerry M. Caldwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member of New Leaf Investments, LLC the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Kerry M. Caldwell, as such Member.

Witness my hand and Official seal this 10th day of December, 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, Kimberly D. Hicks, 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 12/10/2021.

Kimberly D Hicks
Affiant
Date: 12/14/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14 day of December, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON