WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00

[redacted] Brent Bishop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2022.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	[redacted] SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brent Bishop	New Owner	042 07 OA 169.00
(NAME)	(NAME)	Karen Johnson Davidson County
1404 Sixpence Place		Batch# 848757 DEEDWARR
(ADDRESS)	(ADDRESS)	04/29/2022 02:58:51 PM 2 pgs
Madison, TN 37115		Fees: $13.00 Taxes: $1,361.60
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20220429-0050249

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 Brent Bishop, an unmarried man, 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:

Land in Davidson County, Tennessee, 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 David Irwin, unmarried by Warranty Deed from Brenda R. Hendricks, dated 10/15/2021 and recorded 11/16/2021, of record in Instrument 202111160152622, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to New Leaf Investments, LLC, a Tennessee limited liability company by Warranty Deed from David Irwin, unmarried, dated 10/15/2021 and recorded 12/01/2021, of record in Instrument 202112010159180, 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 ☒ _____ 1404 Sixpence Place, Madison, TN 37115
(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 29th day of April, 2022.

New Leaf Investments LLC

Kerry M. Caldwell

By: Kerry M. Caldwell, Member

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 Kerry M. Caldwell, a member of New Leaf Investments LLC, 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 as such member executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of April, 2022.

Notary Public: _____

My Commission Expires: _____

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

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