WARRANTY DEED

Karen Johnson Davidson County
Batch# 870035 DEEDWARR
06/13/2022 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220613-0067019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF June 2022..

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-23-25

THIS INSTRUMENT WAS PREPARED BY:
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greenleaf Real Estate Development, LLC	New Owner	
104 East Park Dr Bldg 300 (NAME)	104 East Park Dr Bldg 300 (NAME)	160 04 0 072.00
Brentwood Nashville, TN 37220 37027 (ADDRESS)	Brentwood TN 37207 (ADDRESS)	
(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, WE, **JULIE ANN COLQUETTE PINKERTON AND BRIAN THOMAS COLQUETTE AND JULIE ANN PARKER COLQUETTE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREENLEAF REAL ESTATE DEVELOPMENT, 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Brentview Hills, as of record in Book 3300, Pages 43 and 44, Register's Office for said County.

Said lot fronts 125 feet on the East side of Stallworth Drive and runs back 238.1 feet on the North line and 129 feet on the South line to a dead line in the rear on which it measures 165 feet.

Being the same property conveyed to Wallace S. Colquette and wife, Betty O. Colquette, by Warranty Deed from Raleigh T. Blanks and wife, Mildred B. Blanks, of record in Book 3531, Page 485, in the Register's Office for Davidson County, Tennessee, dated March 29, 1963 and recorded on April 01, 1963. Wallace S. Colquette died on April 05, 1978, leaving Betty O. Colquette as surviving tenant. Betty O. Colquette died intestate on August 08, 1991, and her probate being filed at Case No. 95P542, in the Probate Court for Davidson County, Tennessee. Title was vested in her heirs at law Julie Ann Colquette Pinkerton, Brian Thomas Colquette and Robert Steven Colquette. Robert Steven Colquette having since died intestate on July 17, 2013.

Affidavit of Heirship recorded in Instrument No. 20201015-0119735 and Instrument No. 20201015-0119736, Register's Office of Davidson County, Tennessee.

This is a marital residence for Robert Steven Colquette and surviving spouse Julie Ann Parker Colquette.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 5241 Stallworth Dr., Nashville, TN 37220

(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 3 day of June, 2022

JULIE ANN COLQUETTE PINKERTON

BRIAN THOMAS COLQUETTE

JULIE ANN PARKER COLQUETTE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie Ann Colquette Pinkerton, Brian Thomas Colquette, and Julie Ann Parker Colquette, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2022.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Commission expires:

Notary Public

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 6/3/22.

Affiant Signature

6/3/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of June, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022