WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(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:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Catherine Beard	Mary Catherine Beard	050-11-0-021.0
(NAME)	(NAME)	
3312 Masonwood Drive	3312 Masonwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, 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 Mary Catherine Beard and Alec Donald Beard, wife and husband, 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 639, Parkwood Estates, Section Four, as shown on plat of record in Plat Book 3300, Page 80, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nora F. Cloyd, unmarried by Warranty Deed from William E. Hannah, married, dated 05/23/2008, of record in Instrument 20080703-0068724, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Clarence Cloyd by Quit Claim Deed from Nora Cloyd, dated 03/08/2022, of record in Instrument 20220309-0027194, 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 Clarence Cloyd, dated 03/25/2022, of record in Instrument 20220404-0038923, 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 ☒ 3312 Masonwood Drive, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said

Karen Johnson Davidson County
Batch# 929579 DEEDWARR
10/14/2022 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20221014-0112741

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 13th day of October, 2022.

New Leaf Investments,. LLC

By: Kerry Caldwell
Kerry Caldwell

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kerry Caldwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself to be the managing member the within named bargainor, a Tennessee Limited Liability Company, and that he as such managing 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 Caldwell, as such managing member.

Witness my hand and Official seal this 13th day of October, 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

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202210140112741

Certificate of Authenticity

I, Beth Cooper, 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 **October 12, 2022**.

Affiant Signature

October 12, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

12th day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

