Karen Johnson Davidson County
Batch# 977648 DEEDWARR
03/07/2023 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $648.43
20230307-0016210

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-31-2024

(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
New Leaf Investments, LLC, a Tennessee Limited Liability Company	New Leaf Investments, LLC, a Tennessee Limited Liability Company	148-15-0-227
(NAME)	(NAME)	
511 Long Hollow Pike	511 Long Hollow Pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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 **Monekeo Vongsamphanh**, hereinafter called the GRANTOR(S), has/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 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. 33, on the plan of SECTION 6 APACHE HILLS, as shown on plat of record in Book 5200, Page 173, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Khambay Vongsamphanh and wife, Monekeo Vongsamphanh by Warranty Deed from W.L. Bainbridge, Inc., dated 10/17/1980, of record in Book 5675, Page 192, Register's Office for Davidson County, Tennessee.

The said Khambay Vongsamphanh died on 07/05/2017, leaving the said Monekeo Vongsamphanh the sole surviving tenant by the entirety.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 240 Clipper Court, Nashville, TN 37211
(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 6th day of March, 2023.

Monekeo Vongsamphanh

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 **Monekeo Vongsamphanh**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of March, 2023.

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

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand 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 3-6-23.

Affiant

Date: 3-7-23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 7th day of March, 2023

Notary Public

My Commission Expires: _____

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