Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-EVP-23-540

Karen Johnson Davidson County
Batch# 977681 DEEDWARR
03/07/2023 10:58:12 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20230307-0016258

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$440,000.00**

Subscribed and sworn to before me this 6 day of March, 2023.

Logan C.E. Bond
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission
Expires Apr
06/10/2026
CHEATHAM

Notary Public

Affiant

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Brianna Leonard and Benjamin Leonard **540 Sarver Avenue** **Madison, Tennessee 37115**	Same as new owner.	043-02-0C-005.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **PARADISE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** has this day bargained and sold, and does hereby transfer and convey unto the said **BRIANNA LEONARD AND BENJAMIN LEONARD, WIFE AND HUSBAND,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Final Plat Amqui Place, Section 3, of record in Instrument No. 20191210-0130360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to PARADISE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from TRACEY WOODWARD AND THANE MYERS AND LEANNA RADNEY AND DIANE WHITE, of record in Instrument No. 20101215-0099848, dated December 6, 2010, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 1 day of March, 2023.

PARADISE PROPERTIES, a Tennessee General Partnership
By: James L. Paradise, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **RUSSELL E. FREEMAN**, a Notary Public in and for said County and State, **James L. Paradise**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person to be a partner of Paradise Properties, a Tennessee General Partnership, the within named bargainor, and that such partner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership, Paradise Properties, as a partner.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 1st day of March, 2023.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY