WARRANTY DEED

Karen Johnson Davidson County
Batch# 977964 DEEDWARR
03/07/2023 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,286.60
20230307-0016339

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Courtney Stojakovich and Jeremy Stojakovich	SEND TAX BILLS TO: New Owners	MAP-PARCEL NUMBERS
203 Queen Avenue #B (NAME)	(NAME)	07103013200
(ADDRESS)	(ADDRESS)	
Nashville TN 37207 (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, **Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Courtney Stojakovich and Jeremy Stojakovich** , wife and husband, 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 Unit No. B on the plan of Homes at 203 Queen Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 203 Queen Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210924-0128752 and amended in Instrument No. 20230112-0002694, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to GREENLEAF REAL ESTATE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOE STANTIFER YOUNT, MARRIED, of record in Instrument No. 20210811-0108454, dated August 10, 2021, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, 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 203 B Queen Ave Nashville, TN 37216
(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 3rd day of March, 2023.

Greenleaf Real Estate Development LLC

By: William Greenleaf, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared William Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Sole Member of **Greenleaf Real Estate Development LLC** the within named bargainer, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Sole Member.

WITNESS my hand and official seal at office this 3rd day of March, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 3/3/23.

Affiant Signature

3/6/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/6/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON