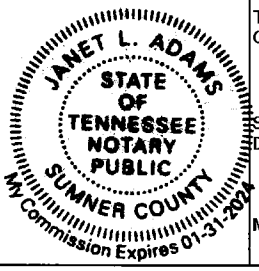
Karen Johnson Davidson County
Batch# 983491 DEEDWARR
03/23/2023 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $758.32
20230323-0020924

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2023.

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
New Leaf Investments, LLC	New Owner	059-15-0-099
(NAME)	(NAME)	
511 Long Hollow Pike		
(ADDRESS)	(ADDRESS)	
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 **Traci Bond, Successor Trustee of The Murray M. Thacker Jr. and Mary L. Thacker Trust**, 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 103 on the plan of Haynes Manor, Section 1 as of record in Book 3600, page 85, Registers Office for said County. reference to which is hereby made for a more complete description.

Being the same property conveyed to Murray McCoy Thacker, Jr. and wife Mary Lee Thacker by Warranty Deed from Floyd Thompson, dated 06/20/1985, of record in Book 6588, Page 124, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Murray M. Thacker, Jr., Trustee, and Mary L. Thacker, Trustee, Trustee and their successors in trust, of The Murray M. Thacker Jr. and Mary L. Thacker, Trust by Quitclaim Deed from Murray McCoy Thacker, Jr and Mary Lee Thacker, his wife, dated 02/04/2008, of record in Instrument 20080206-0012379, Register's Office for Davidson County, Tennessee.

The said Mary L. Thacker died on 07/06/2013, leaving the said Murray M. Thacker the sole Trustee of the Murray M. Thacker Jr. and Mary L. Thacker Trust.

The said Murry McCoy Thacker Jr. died intestate on 07/27/2020 , leaving the said Traci Bond, Successor Trustee of the Murray M. Thacker Jr. and Mary L. Thacker Trust as evidenced in File No 21P2495 , Probate Court Clerk's Office for Davidson County, Tennessee.

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 ☒ 710 Moormans Arm Road, 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 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 17th day of March, 2023.

The Murray M. Thacker Jr. and Mary L. Thacker Trust

Traci Bond, Successor Trustee

Traci Bond, Successor Trustee

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Traci Bond, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Successor Trustee of The Murray M. Thacker Jr. and Mary L. Thacker Trust, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 17th 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 3-17-23.

Affiant
Date: 3-22-23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 22nd 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