Karen Johnson Davidson County
Batch# 994293 DEEDWARR
04/20/2023 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $4,732.30
20230420-0029091

WARRANTY DEED

JOHN PARKER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 08-17-25

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Prafullpta Deshpande and Prasanna M Deshpande	SEND TAX BILLS TO: Bank of America, N.A.,	MAP-PARCEL NUMBERS
(NAME) 1026 Sharpe Ave	(NAME) 4500 Amon Carter Boulevard TX2-979-01-02	083-01-0-145.00
(ADDRESS) Nashville TN 37206	(ADDRESS) Fort Worth, TX, 76155	
(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 **Prasanna M. Deshpande and Prafullata Deshpande, a married couple,** 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 the westerly half of Lot No. 15 on the Plan of W. H. Hyronemus Addition, of record in Book 161, Page 174, in the Register's Office for County,

Said part of Lot No. 15 fronts 50 feet on the Southerly side of Sharpe Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Carolyn A. Meade by Installment Deed from James T.McLean, Executor, pursuant to the power and authority conferred under the Will of Grace K. McLean, deceased of record in Book 4516, page 74 Register's Office for Davidson County , Tennessee, dated June 30, 1971 and recorded on June 30, 1971 and Full Release Of Trust Deed Recorded in Book 5777, Page 366.

Being the same property conveyed to Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Carolyn A. Meade, unmarried of record in Instrument No. 20210614-0079851 Register's Office for Davidson County, Tennessee, dated June 10, 2021 and recorded on June 14, 2021.

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.

This is improved x property, known as 1026 Sharpe Ave Nashville, TN 37206 (unimproved)
(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 17th day of April, 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 **Greenleaf Real Estate Development LLC** by himself/herself as Sole Member.

WITNESS my hand and official seal at office this 17th day of April, 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, John Parker, 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 4/17/23.

Date

Affiant Signature

4/19/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19 day of April, 2023.

Jameka Braden
Notary's Signature

My Commission Expires: **9/21/25**
Date

Notary's Seal (if on paper)

