WARRANTY DEED

Karen Johnson Davidson County
Batch# 998508 DEEDWARR
05/02/2023 11 23 31 AM 2 pgs
Fees $13 00 Taxes $5,550 00

20230502-0032435

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF April 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 06, 2026

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Harrison Rudesheim and Tyler Hancock Rudesheim	New Owner	
(NAME)	(NAME)	16004000700
5129 Stallworth Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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 **John Harrison Rudesheim and Tyler Hancock Rudesheim**, husband and wife, HEREINAFTER CALLED THE GRANTEE, 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 Lot(s) 156, as shown on the map entitled Plan of Brentwood Hall, Section VI, of record in Book 2331, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to GREENLEAF REAL ESTATE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JANET ROGERS STEWART, JAMES E. ROGERS, JOHN A. ROGERS, JENNIE ROGERS WEST, AND ROBERT J. ROGERS, JR., of record as Instrument No. 20211206-0161185, dated November 22, 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 5129 Stallworth Dr Nashville, TN 37220
(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 26th 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 to be **Sole Member** of **Greenleaf Real Estate Development, LLC** the within named bargainer, and that he 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 as **Sole Member**.

WITNESS my hand and official seal at office this 26th day of April, 2023

Notary Public

My Commission Expires: 3-3-2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON