WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005171 DEEDWARR
05/18/2023 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $4,514.00
20230518-0037522

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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
Cloud Family Trust U/T/A dated July 21, 2017	New Owner	
(NAME)	(NAME)	08301015000
1036 Sharpe Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(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 **William Henry Cloud and Victoria Cloud, Trustees of The Cloud Family Trust U/T/A dated July 21, 2017,** 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 the easterly half of Lot No. 11, as shown on the map entitled W. H. Hyronenmus' Addition, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said easterly half of Lot No. 11 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 GREENLEAF REAL ESTATE DEVELOPMENT, LLC, by deed from CAROLYN A. HOLLEMAN, of record as Instrument No. 20210406-0044856, dated March 31, 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 1036 Sharpe Ave Nashville, TN 37206
(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 18th day of May, 2023.

GREENLEAF REAL ESTATE DEVELOPMENT, LLC

William Greenleaf Sole Member

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 18th day of May, 2023.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A Meeson, 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 5/18/23.

Affiant Signature

5/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of May, 2023

Jacqueline G Brown
Notary's Signature

(Notarial Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25