WARRANTY DEED

Karen Johnson Davidson County
Batch# 1037317 DEEDWARR
08/11/2023 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $5,957.00
20230811-0062484

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES: 3.3.2025 (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: Michael Brennan and Karen Brennan	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS
(NAME) 5241 Stallworth	(NAME)	16004007200
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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 **Michael Brennan and Karen Brennan**, 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 No. 24 on the Plan of Brentview Hills, as of record in Book 3300, Pages 43 and 44, Register's Office for said county.

Said lot fronts 125 feet on the east side of Stallworth Drive and runs back 238.1 feet on the north line and 129 feet on the south line to a dead line in the rear on which it measures 165 feet.

Being the same property conveyed to Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated June 3, 2022, and being of record at Instrument No. 20220613-0067019 in the Register's Office of Davidson County, Tennessee.

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 5241 Stallworth Dr. Nashville, TN 37220
(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 10th day of August, 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 10th day of August, 2023.

Notary Public

My Commission Expires: 3.3.2025

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE

Certificate of Authenticity

I, Holly A. Mason, 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 August 10, 2023.

Affiant Signature

8/10/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of August, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026