WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042789 DEEDWARR
08/25/2023 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20230825-0066509

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Aug., 2023

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

MST 2023-0881

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Leaf Home Partners, LLC and Renewal Home Solutions, LLC	NewLeaf Home Partners, LLC	
(NAME)	(NAME)	
1807B 14th Avenue North	P.O. Box 441	081-07-0L-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Thompsons Station, TN 37179	
(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, WE, **David Henry Anderson, Jr. and spouse, Tyler Anderson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **New Leaf Home Partners, LLC a Tennessee limited liability company, as to a one-half undivided interest and Renewal Home Solutions, LLC, a Tennessee limited liability company, as to a one-half undivided interest** 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:

Being certain private element unite situated in Davidson County, Tennessee, and further known as Unit B, of 1807 14th Avenue North Townhomes, created under Tie 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1807 14th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No, 20160205-0011583, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unite, property, co-owners and tenants of 1807 14th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan filed as Exhibit to said Declaration is incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to David Henry Anderson, Jr., and spouse Tyler Anderson by Warranty deed from Best Build Construction, Inc., a Tennessee corporation of record in Instrument No. 20190903-0088748 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 03, 2019.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 57, Page 132, RODC, TN. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160205-0011583, RODC, TN.

This property, known as 1807B 14th Avenue North, Nashville, TN 37208
(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/our hand(s) this 23rd DAY OF August, 2023.

David Henry Anderson, Jr.

Tyler Anderson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, David Henry Anderson, Jr. and spouse, Tyler Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of August, 2023.

Notary Public

My commission expires: 2/23/27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 23, 2023.

Signature
August 23, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 23, 2023

Notary's Signature

My Commission Expires: 4-13-25

