Karen Johnson Davidson County
Batch# 1060753 DEEDWARR
10/16/2023 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20231016-0080780

WARRANTY DEED

KAYLA ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALBS, LLC	New Owner	081-07-0-273.00
(NAME)	(NAME)	
1822 15th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **New Leaf Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey **unto ALBS, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their 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. 21, on the Map of Manee's (Erroneously written as Mahee's) Subdivision, of Lot No 8 of the Thomas Woodard Property, as of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to New Leaf Investments, LLC, and Big Dream Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Karen Pillow, an unmarried woman, dated 10/02/2023, of record in Instrument No. 20231004-0078203, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to New Leaf Investments, LLC a Tennessee Limited Liability Company, by Quitclaim Deed from Big Dream Holdings, LLC, a Tennessee Limited Liability Company, dated 10/10/2023 and recorded 10/12/2023, of record in Instrument No. 20231012-0079960, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1822 15th Ave N, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10th day of October 2023.

New Leaf Investments, LLC

Kerry M. Caldwell

Kerry M. Caldwell, Member

State of Tennessee
County of Sevier

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kerry M. Caldwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Member within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Kerry M. Caldwell, as such Member.

Witness my hand and Official seal this 10th day of October, 2023.

Tara Parton

Notary Public:
My Commission Expires: 08-25-2027

TARA PARTON
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Dakotah Harvey do hereby make oath that I am a licensed attorney and/or 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 10/10/2023

Dakotah Harvey
Affiant
Date: 10/13/2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 13th day of October, 2023

Kayla Adams
Notary Public

My Commission Expires: _____

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024