Karen Johnson Davidson County
Batch# 1066097 DEEDWARR
10/30/2023 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20231030-0084719

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 $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
New Leaf Investments, LLC	New Leaf Investments, LLC	148-13-0-104.00
(NAME)	(NAME)	
4906 Yorktown Road	511 Long Hollow Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Goodlettsville, TN 37072	
(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 **Angelia Jeanette Blankenship, Executrix and Sole Devisee of The Estate of Carolyn R. Henry**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **New Leaf Investments, 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. 276 on the Plan of Fairlane Park, Section III, of record in Plat Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Carolyn R. Henry, an unmarried person by Warranty Deed from Dana Bannerman and wife, Amy Bannerman, dated 07/31/2003, of record in Instrument 20030807-0112773, Register's Office for Davidson County, Tennessee.

The said Carolyn R. Henry died testate on 08/09/2023, leaving the said Angelia Jeanette Blankenship as Executrix as evidenced in File No. 23P1801, Probate Court Clerk's Office for Davidson County, Tennessee. Carolyn R. Henry was also known as Carolyn Ruth Henry.

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 ☒ 4906 Yorktown Road, Nashville, TN 37211
(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 27th day of October 2023.

The Estate of Carolyn R. Henry

Angelia Jeanette Blankenship

Angelia Jeanette Blankenship, Executrix and Sole Devisee

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Angelia Jeanette Blankenship, Executrix of the Carolyn Ruth Henry Estate, 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 within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 27th day of October, 2023.

Jon Perry

Notary Public:

My Commission Expires: 9-21-27

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 9-21-27

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway St
Portland, TN 37148

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 OCT. 27th 2023.

Dakotah Harvey
Affiant
Date: OCT 30th 2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 30th day of OCT., 2023

Kayla Adams
Notary Public

My Commission Expires: _____

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