This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-2502-SL

Karen Johnson Davidson County
Batch# 1086161 DEEDWARR
12/28/2023 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231228-0099627

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2023.

Notary Public
My Commission Expires: 4-13-2025

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sean J. Bates and Kayla M. Kroh 961 Harpeth Bend Drive Nashville, TN 37221	Supreme Lending 14801 Quorum Dr. Ste 309 Dallas, Tx 75254	156-05-0-018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Samuel A. McLeod and Trisha L. McLeod, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KAYLA M KROH, UNMARRIED AND SEAN J BATES, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), his/her/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. 801 on the Plan of Section Four - First Addition, Harpeth Woods, of record in Plat Book 5200, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shelly Jo Gardner by Warranty Deed from Scott Tidwell and wife, Felicity V. Tidwell of record in Book 10457, page 716, Register's Office for Davidson County, Tennessee, dated May 14, 1997 and recorded on May 19, 1997.

Being the same property conveyed to RedfinNow Borrower, LLC, a Delaware Limited Liability Company by Warranty Deed from Shelly Jo Case f/k/a Shelly Jo Gardner, a single woman of record in Instrument No. 20220412-0042235 Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 12, 2022.

Being the same property conveyed to Samuel A. McLeod and Trisha L. McLeod, husband and wife by Special Warranty Deed from RedfinNow Borrower LLC, a Delaware Limited Liability Company of record in Instrument No. 20220627-0073459 Register's Office for Davidson County, Tennessee, dated June 14, 2022 and recorded on June 27, 2022.

This is ☒ improved or ☐ unimproved property located at: **961 Harpeth Bend Drive, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December, 2023.

GRANTOR:

Samuel A. McLeod

Trisha L. McLeod

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samuel A. McLeod and Trisha L. McLeod, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of December, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202312280099627

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 December 19, 2023.

Signature
December 19, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 19, 2023

Notary's Signature

My Commission Expires: 4-13-25

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