WARRANTY DEED

Karen Johnson Davidson County
Batch# 1088368 DEEDWARR
01/04/2024 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20240104-0000897

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE day of December, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-14-26
(AFFIX SEAL)

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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
Jose Alejandro Corea Alberto	Jose Alejandro Corea Alberto	059-05-0-292.00
(NAME)	(NAME)	
3012 Sunnyview Drive	3012 Sunnyview Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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 **Jose Alejandro Corea Alberto and Raquel Carcamo Mejia, husband and wife,** 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. 296, on the plan of Buena Vista Estates, Section 6, as shown on plat of record in Book 4460, Page 85, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Paul K. Kawinzi and Susan A. Kawinzi, husband and wife by Warranty Deed from John Kawinzi, a single man, dated 01/07/2003, of record in Instrument No. 20030514-0065787, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to New Leaf Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Paul K. Kawinzi and Susan A. Kawinzi, husband and wife, dated 06/09/2023, of record in Instrument No. 20230612-0044520, 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 ☒ 3012 Sunnyview Drive, Nashville, TN 37218
(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 19th day of December 2023.

New Leaf Investments, LLC

Kerry M. Caldwell

Kerry M. Caldwell, Member

State of Tennessee
County of Sumner

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 19th day of December, 2023.

Dakotah Harvey

Notary Public:
My Commission Expires: 8/24/27

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

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

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/19/23 (date of document).

Jennifer Russell
Affiant Signature

1/4/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

