WARRANTY DEED

Karen Johnson Davidson County
Batch# 1095813 DEEDWARR
01/30/2024 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240130-0006506

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January 2024.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 28, 2026

(AFFIX SEAL)

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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
Mark M. Ellis	New Owner	059-15-0-099.00
(NAME)	(NAME)	
710 Moormans Arm Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 **Mark M Ellis, an unmarried man**, 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 103 on the plan of Haynes Manor, Section 1, as of record in Book 3600, 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 Murray M. Thacker, Jr. Trustee and Mary L. Thacker, Trustee and their successors in trust, of The Murray M. Thacker, Jr. and Mary L. Thacker Trust by Quitclaim Deed from Murray McCoy Thacker, Jr. and wife, Mary Lee Thacker, dated 02/04/2008, of record in Instrument No. 20080206-0012379, Register's Office for Davidson County, Tennessee.

The said Mary L. Thacker died on 07/06/2013, leaving the said Murray M. Thacker the sole Trustee of the Murray M. Thacker Jr. and Mary L. Thacker Trust.

The said Murray M. Thacker died intestate on 07/27/2020, leaving the said Traci Bond, Successor Trustee of the Murray M. Thacker Jr. and Mary L. Thacker Trust as his/her sole heirs at law as evidenced in File No. 21P2495, Probate Court Clerk's Office Davidson County, Tennessee.

Being the same property conveyed to New Leaf Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Traci Bond, Successor Trustee of the Murray M. Thacker Jr. and Mary L. Thacker Trust, dated 03/17/2023, of record in Instrument No. 20230323-0020924, Register's Office for Davidson County, Tennessee.

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 42697-KS

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 ☒ 710 Moormans Arm Road, Nashville, TN 37207

(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 30th day of January 2024.

New Leaf Investments LLC

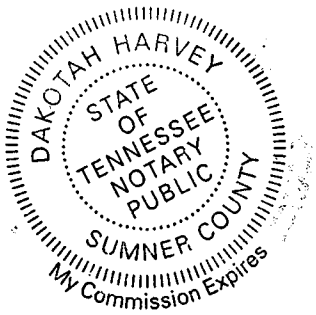
Kerry M. Caldwell, Member

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 30th day of January, 2024.

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



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

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 1-30-24.

Kathy Smith
Affiant Signature

1-30-2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Jan 30, 2024.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

