Karen Johnson Davidson County
Batch# 1109050 DEEDWARR
03/08/2024 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $4,206.90
20240308-0016379

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,137,000.00

Michelle Pepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF March, 2024.

Jill Swicegood
Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Thomas Scott, Stephanie Paige Bourassa, & David Williams	NEW OWNER	
(NAME)	(NAME)	147140C00100CO
598 Watsonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Christopher Thomas Scott and Stephanie Paige Bourassa, husband and wife, and David Williams, a married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 598 WATSONWOOD DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 598 WATSONWOOD DRIVE, a Horizontal Property Regime, of record in Instrument Number. 20211214-0165325 and amended in Instrument No. 20230914-0072249, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company by virtue of that certain Warranty Deed dated September 13, 2021, and being of record at Instrument No. 20210922-0127330 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 598 Watsonwood Dr. Nashville, TN 37211
(unimproved)
(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 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. 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.

Witness my hand this 4th day of March, 2024.

Greenleaf Real Estate Development, LLC

By: William Greenleaf, Member

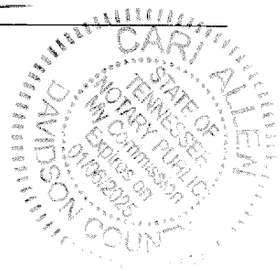
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared William Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to a Member of **Greenleaf Real Estate Development, LLC** the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **Greenleaf Real Estate Development, LLC** by himself as Member.

WITNESS my hand and official seal at office this 4TH day of March, 2024.

Notary Public

My Commission Expires: 1-6-25



Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 3/4/24 (date of document).

Affiant Signature

3/8/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON