WARRANTY DEED

Karen Johnson
Batch # 1127026
04/25/2024 02:05:01 PM
Fees: $13.00 Taxes: $3,237.50

Davidson County
DEEDWARR
2 pgs

20240425-0030031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $874,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

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
Sarah Wilson	Churchill Mortgage Corp.	
(NAME)	(NAME)	147100B00200CO
622 Watsonwood Drive	1749 Mallory Lane; Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(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 **Sarah Wilson,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit 622 as shown on the Plan attached to Declaration of Covenants, Conditions and Restrictions for Homes at 620 Watsonwood Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220601-0063260, amended in Instrument No. 20220830-0097509, 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 a portion of the same property conveyed to Greenleaf Real Estate Development LLC by Warranty Deed from Braden Thomas Maphet and Emmy Maphet, husband and wife of record in Instrument No. 20220601-0063259 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on June 1, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register' 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 622 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 25th day of April, 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 R Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Greenleaf Real Estate Company, 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 the bargainer by himself as Member.

WITNESS my hand and official seal at office this 25th day of April, 2024.

Notary Public

My Commission Expires: 3.3.2025

