WARRANTY DEED

Karen Johnson Davidson County
Batch# 1168807 DEEDWARR
08/13/2024 04:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,262.63
20240813-0061625

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KAYLA ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-28-2028

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
New Leaf Investments LLC	New Leaf Investments LLC	058-15-0-164
(NAME)	(NAME)	
511 Long Hollow Pike	511 Long Hollow Pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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 **Andrea Beeman and Candice Rosa Rhea Hathaway, heirs at law of Clora Hardison and Betty Barnett**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **New Leaf Investments LLC, a Tennessee Limited Liability Company,** 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. 17, on the plan of Gold Key Addition, Section One as shown on the plat of record in Plat Book 4675, Page 15, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Thomas M. Hardison and wife, Clora Hardison; Harry Barnett and wife, Betty Jean Barnett and Nannie Banning by Warranty Deed from Cumberland Builders, Inc., a Tennessee corporation, dated 04/03/1974, of record in Book 4804, Page 752, Register's Office for Davidson County, Tennessee.

The said Nannie Banning died intestate on March 7, 1999 leaving her interest to her children, Andrea Beaman and William Martin as her only heirs at law. The said William Martin died intestate on July 4, 1999 leaving his daughter, Candice Rosa Rhea Hathaway as his only heir at law. See Affidavit of Heirships in Instrument No. 202408130061622, and Instrument No. 202408130061623, Register's Office for Davidson County, Tennessee.

The said Thomas M. Hardison died on October 7, 1983 leaving the said Clora Hardison as the surviving tenant by the entirety.

Clora Hardison died intestate on February 6, 2003 leaving her daughter Betty Barnett, granddaughter Andrea Beaman and great-granddaughter Candice Rosa Rhea Hathaway as her only heirs at law. See affidavit of Heirships in Instrument No. 20030707-0092988, Instrument No. 20240513-0035198 and in Instrument No. 20240514-0035205, Register's Office for Davidson County, Tennessee.

Andrea Beeman quitclaimed her interest acquired through intestate succession after the death of Nannie Banning to Clora Hardison, Harry Barnett and Betty Jean Barnett by quitclaim deed of record in Book 11686, Page 965, Register's Office for Davidson County, Tennessee.

Candice Rosa Rhea Hathaway quitclaimed her interest acquired through intestate succession after the death of Nannie Banning and Clora Hardison to Harry Barnett and Betty Jean Barnett by quitclaim deed of record in Instrument No. 20160915-0097077, Register's Office for Davidson County, Tennessee.

The said Harry Barnett died October 27, 2021 leaving Betty Jean Barnett as the surviving tenant by the entirety. Betty Jean Barnett died intestate on January 28, 2024 leaving her niece, Andrea Beaman and her grand-niece, Candice Rosa Rhea Barnett as her only heirs at law. See Affidavit of Heirship in Instrument No.___202408130061624____, 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 ☒ 4052 Kings Lane, 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 9th day of August 2024.

Andrea Beeman

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrea Beeman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of August, 2024.

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public:
My Commission Expires: 5/5/2025

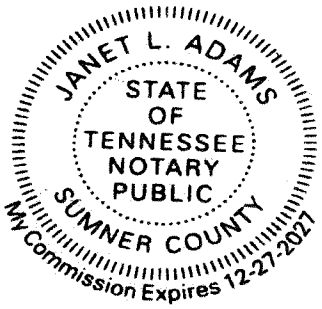
Candice Rosa Rhea Hathaway

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Candice Rosa Rhea Hathaway, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of August, 2024.

Notary Public
My Commission Expires: _____



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

CERTIFICATE OF AUTHENTICITY

I, Dakotah Harvey do hereby make oath that I am a licensed attorney and/or 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 Aug 9th 2024.

Dakotah Harvey
Affiant
Date: Aug 12 2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 12 day of Aug, 2024.

Kayla Adams
Notary Public

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028

My Commission Expires: _____