Karen Johnson Davidson County
Batch# 1172531 DEEDWARR
08/21/2024 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.13
20240821-0064212

WARRANTY DEED

AMANDA NESTINGER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $724,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/17/28

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
Jill Marie Fitcheard	PennyMac Loan Services	
(NAME)	(NAME)	161060C00100CO
649 McMurray DR		
(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 **Jill Marie Fitcheard**, a single woman, 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 No. A on the Plan of Homes at 651 McMurray Drive, a Horizontal Property Regime with Private Elements of record in Exhibit in theDeclaration of Covenants, Conditions and Restrictions at Instrument No. 20220419-0044554, in the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated April 8, 2022, and being of record at Instrument No. 20220419-0044553 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.

unimproved
This is improved x property, known as 649 McMurray Dr Nashville, TN 37211
(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 20th day of August, 2024.

Greenleaf Real Estate Development, LLC

By:William R. Greenleaf, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared William R Greenleaf, Member, 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 Development, LLC, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Greenleaf Real Estate Development, LLC, in his capacity as Member.

WITNESS my hand and official seal at office this 20th day of August, 2024.

Notary Public

My Commission Expires: 3.3.2025



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 08/20/2024.

Affiant Signature

08/21/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY