Karen Johnson Davidson County
Batch# 1176207 DEEDWARR
09/03/2024 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $866.26
20240903-0067360

WARRANTY DEED

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,125.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/29/27

(AFFIX SEAL)

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	014-00-0-111.00
(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 Talmage McClelland, 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 the 14th Civil District of Davidson County, Tennessee, described according to a survey by William Collier Parrish, Engineers, October 1, 1965, as follows:

Beginning at a stake at westerly margin of Harper Road, said stake being 1275 feet, more or less from north boundary or right of way of Clarksville Pike (U.S.Highway 41-A); thence North 84 deg. 00' West 727.5 feet to a stake; thence North 16 deg. 30' West 121.2 feet to a stake; thence South 84 deg. 00' East 772.8 feet to stake in the westerly margin of Harper Road; thence with the westerly margin of Harper Road, 118 feet to the point of beginning, containing 2.03 acres, more and less.
Being the same property conveyed to Talmage P. McClelland, Jr, and wife, Carolyn C. McClelland by Warranty Deed from Mason Tedder and wife, Rauline Tedder, dated 01/21/1969, of record in Book 4305, Page 266, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Talmage P. McClelland, Jr. by Quitclaim Deed from Carolyn C. McClelland, dated 11/16/1990, of record in Book 8241, Page 24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sidwell K Thomas, Trustee and further Convey to Talmage P. McClelland Jr., and wife Lynne G. McClelland by Quitclaim Deed from Talmage P. McClelland Jr. dated 11/16/1990, of record in Book 8241, Page 27, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Talmage McClelland by Quitclaim Deed from Lynne G. McClelland, dated 04/07/2004, of record in Instrument No. 20040423-0046601, 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 ☒ 7159 Harper Road, Joelton, TN 37080

(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 28th day of August, 2024.

Talmage McClelland

Talmage McClelland

State of Tennessee
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Talmage McClelland, 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 30th day of August, 2024.

Jennifer A Hoffman

Notary Public:
My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

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 8/28/2024.

Dakotah Harvey
Affiant
Date: 8/30/2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 30th 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: _____