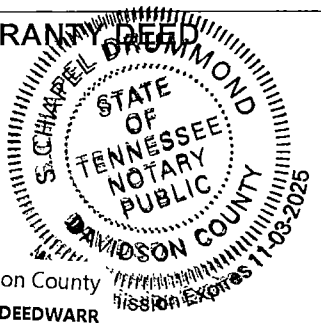
WARRANTY DEED



Karen Johnson
Batch # 1176443
09/03/2024 02:49:20 PM
Fees: $13.00 Taxes: $1,146.63

Davidson County
DEEDWARR
2 pgs

20240903-0067769

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(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
Hannah Feutz	Movement Mortgage	120-02-0-139.00
(NAME)	(NAME)	
1325 Mars Drive	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Indian Land, SC 29707	
(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 New Leaf Investments LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Hannah Feutz, an unmarried woman, 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:

MICHELLE

Land in Davidson County, Tennessee, being Lot No. 74, on the Map of Stardust Acres, of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

Being the same property conveyed to Glenn K. Bullard, unmarried by Warranty Deed from Thomas E. Higginson and wife, Merilyn Cousins Higginson, dated 12/10/1954, of record in Book 2335, Page 475, Register's Office for Davidson County, Tennessee.

The said Glenn K. Bullard died testate on 01/29/2006, devising subject property to James T. Sexton, as evidenced in File No. 06P295, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Ray Ferrell, an married man by Quitclaim Deed from James T. Sexton, an unmarried man, dated 03/21/2024, of record in Instrument No. 20240321-0019612, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to New Leaf Investments, LLC by Warranty Deed from Thomas Ray Farrell, a married man, dated 04/05/2024, of record in Instrument No. 20240405-0024302, 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 ☒ 1325 Mars Drive, Nashville, TN 37217
(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 27th day of August, 2024.

New Leaf Investments LLC

By: Kerry M. Caldwell
Kerry M. Caldwell, Member

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kerry M. Caldwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Member within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Kerry M. Caldwell, as such Member.

Witness my hand and Official seal this 27th day of August, 2024.

Jennifer A Hoffman
Notary Public
My Commission Expires: 4/29/27

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-24-1325