WARRANTY DEED

Karen Johnson Davidson County
Batch# 1177580 DEEDWARR
09/04/2024 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $855.63
20240904-0068032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,250.00

Kayla Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/24/27
(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	043-11-0-065.00
(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 **Oma Ruth Shannon-Wright, Trustee of The Ralph D. Shannon and Oma Ruth Shannon Revocable Living Trust**, 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. 14 on the plan of Archwood Acres, Section H, of record in Plat Book 2331, Page 12, Register's Office for Davidson County, Tennessee, to which references is hereby made for a more complete and accurate description.

Being the same property conveyed to Ralph D. Shannon and Oma Ruth Shannon, as Trustees for the Ralph D. Shannon and Oma Ruth Shannon Revocable Living Trust by Limited Warranty Deed from Ralph D. Shannon and Oma Ruth Shannon, dated 06/06/2007, of record in Instrument No. 20070710-0082341, 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 ☒ 912 Roosevelt Avenue, Madison, TN 37115

(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 30th day of August 2024.

The Ralph D. Shannon and Oma Ruth Shannon Revocable Living Trust

Oma Ruth Shannon, Trustee

Oma Ruth Shannon-Wright, Trustee

State of Tennessee
County of Sumner

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Oma Ruth Shannon-Wright, Trustee of the Ralph D Shannon and Oma Ruth Shannon Revocable Living Trust 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 within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 30th day of August, 2024.

Kayla Adams

Notary Public:

My Commission Expires: _____

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

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

CERTIFICATE OF AUTHENTICITY

I, Kayla Adams 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 8/30/24.

Kayla Adams
Affiant
Date: 09/04/24

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 4 day of September, 2024.

DaKetah Harvey
Notary Public

My Commission Expires: 8/24/27

