Karen Johnson Davidson County
Batch# 1184519 DEEDWARR
09/20/2024 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $693.75
20240920-0073168

WARRANTY DEED

DEBORAH A RAND
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 $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/29/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
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 15 0 184.00
(NAME)	(NAME)	
1012 New Providence Pass	511 Long Hollow Pike	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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 Rudy Mendez Romero, an unmarried man, 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:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being a part of the East Madison Addition, not of record, but described as being part of the tract conveyed to Walter E. Hancock and wife, by deed of record in Book 1318, page 405, Register's Office for said County, as follows:

Beginning on the Southerly margin of Providence Pass or Road 62.62 feet Easterly from the Easterly side of Farris Avenue extended, being the Northeast corner of the property conveyed to Arbie Sadler and wife, by deed from Raymond F. Riggs, of record in Book 3315, page 351, said Registers Office; thence with the said Sadler's Easterly line Southwardly 150 feet to a point, and continuing in the same direction, in all 172.43 feet; thence Eastwardly 90 feet; thence Northwardly 154.64 feet to the Southerly margin of said Providence Pass or Road; thence with the same Westerly 91.99 feet to the point of beginning.

Being the same property conveyed to Rudy Mendez Romero, unmarried by Warranty Deed from Jennifer Speer, as Trustee for the Speer Properties 401(K) PLAN, dated 03/01/2012, of record in Instrument No. 20120306-0019573, 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 ☒ 1012 New Providence Pass, 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 19 day of September, 2024.

Rudy Mendez Romero

State of Tennessee
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rudy Mendez Romero, 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 19th day of September, 2024.

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
103 S Broadway St
Portland, TN 37148

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 9/19/24.

Kayla Adams
Affiant
Date: 9/20/24

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 20 day of September, 2024.

Dakotah Harvey
Notary Public

My Commission Expires: 8/24/27

