WARRANTY DEED

Karen Johnson
Batch # 1248563
03/20/2025 12 21 01 PM
Fees $13 00 Taxes $1,387 50

Davidson County
DEEDWARR
2 pgs

20250320-0020497

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2025

Stephanie Woodall
Notary Public

MY COMMISSION EXPIRES

(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
Isabella Kearney-Nurse and Logan McKinney	Same as New Owner's	043-11-0-065 00
(NAME)	(NAME)	
912 Roosevelt Avenue	912 Roosevelt Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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 Logan McKinney, an unmarried man, and Isabella Kearney-Nurse, an unmarried woman, as joint tenants with right of survivorship, 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 Two, 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

The said Ralph D Shannon died on 05/04/2009, leaving the said Oma Ruth Shannon the sole Trustee for the Ralph D Shannon and Oma Ruth Shannon Revocable Living Trust

Being the same property conveyed to New Leaf Investments LLC, a Tennessee Limited Liability Company by Warranty Deed from Oma Ruth Shannon-Wright, Trustee of the Ralph D Shannon and Oma Ruth Shannon Revocable Living Trust, dated 08/30/2024, of record in Instrument No 20240904-0068032, as affected by Scrivener's Affidavit record in Instrument No 20250213-0011012, 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 17th day of March, 2025

New Leaf Investments LLC, a Tennessee limited liability company

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 Kerry M Caldwell, 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 17th day of March, 2025

Notary Public

My Commission Expires _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. VPC-25-912