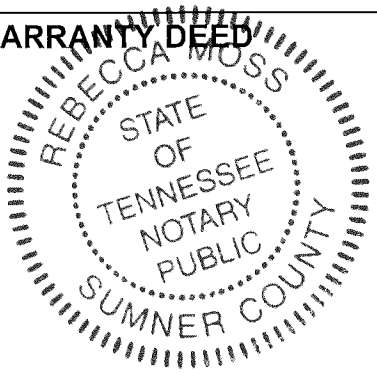
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2025

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
Trent Musselwhite and Jamie Nicole Hillborn	Trent Musselwhite and Jamie Nicole Hillborn	014-00-0-111.00
(NAME)	(NAME)	
7159 Harper Road	7159 Harper Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(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 Trent Musselwhite, a single person and Jamie Nicole Hilborn, a single person, 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 McClelland by Quitclaim Deed from Lynne G. McClelland, dated 07/22/2004, of record in Instrument No. 20040423-0046601, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to New Leaf Investments, LLC, a Tennessee limited liability company by Warranty Deed from Talmage McClelland, dated 08/28/2024, of record in Instrument No. 20240903-0067360, 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.

Karen Johnson Davidson County
Batch# 1321493 DEEDWARR
09/12/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,675.73
20250912-0072992

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 10th day of September, 2025.

New Leaf Investments, LLC, a Tennessee limited liability company

Kerry M. Caldwell, Member

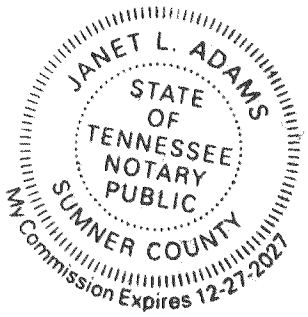
State of Tennessee
County of Sumner

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 10th day of September 2025.

Notary Public:
My Commission Expires: _____

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



202509120072992

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, do hereby make oath that I am a licensed attorney and/or the 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 9/10/2025 **(date of document)**.

Affiant Signature

9/10/2025
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 10 day of september, 20_25__.

Notary's Signature
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029