WARRANTY DEED

Karen Johnson Davidson County
Batch# 1335499 DEEDWARR
10/17/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20251017-0083073

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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	148-08-0-153.00
(NAME)	(NAME)	
4409 Dowdy Drive	511 Long Hollow Pike	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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 Margaret Alexander, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto New Leaf Investments, LLC, 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. 159 on the Plan of Hazelwood, Section Thirteen, of record in Book 4595, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ray Alexander and wife, Margaret Alexander by Deed from John R. Powers and wife, Theresa M. Powers, and Robert S. Hite and Rhonda L. Hite, both unmarried, dated 06/01/1992, of record in Book 8647, Page 983, Register's Office for Davidson County, Tennessee.

The said Ray Alexander died on 09/10/2025, leaving the said Margaret Alexander the sole surviving tenant by the entirety.

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 ☒ 4409 Dowdy Drive, Antioch, TN 37013
(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 October, 2025.

Margaret Alexander

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Alexander, 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 10th day of October, 2025.

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:
My Commission Expires: 3/9/2027

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 10/10/2025.

Kayla Adams
Affiant
Date: 10/11/2025

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 11 day of October, 2025.

K. Renee Long
Notary Public

My Commission Expires: 01.20.28

KINA RENEE LONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER