WARRANTY DEED

Karen Johnson Davidson County
Batch# 1351499 DEEDWARR
11/26/2025 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20251126-0094532

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF NOVEMBER, 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	136-10-0A-002.00
(NAME)	(NAME)	
2813 Lake Forest Drive	511 Long Hollow Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	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 Alice Smith, 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 a Condominium apartment, Unit No. B, Lot 2 of condominium site plan Lots 1, 2, 65, 66, Section One Priest Lake Forest, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5190, Page 626 and revised in Book 5190, Page 657, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, tog ether with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5931, Page 645 and amended in Book 6199, Page 270, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Being the same property conveyed to Alice Smith by Deed from Andrew M. Cuomo, Secretary of Housing & Urban Development, dated 06/11/1998, of record in Book 10975, Page 386, 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 ☒ 2813 Lake Forest Drive, Nashville, TN 37217
(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 17 day of November, 2025.

Alice Smith by Kawanda Smith as her attorney in fact

State of Tennessee
County of Wilson

On this 17 day of November, 2025, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kawanda Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Alice Smith, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

202511260094531

Witness my hand and Official seal this 17 day of November, 2025.

Notary Public:
My Commission Expires: 1-28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

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 11-21-2025.

Kayla Adams
Affiant
Date: 11-25-2025

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 25 day of November, 2025.

Dakotah Harvey
Notary Public

My Commission Expires: _____

