# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March 2026.

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**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 |
|---|---|---|
| Daniel Eli Bates and Lillian Lee Bates and Caleb Dean and Nicole Dean | Daniel Eli Bates and Lillian Lee Bates and Caleb Dean and Nicole Dean | 136-10-0A-002.00 |
| (NAME) | (NAME) | |
| 2813 Lake Forest Drive | 2813 Lake Forest Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Nashville, TN 37217 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 1393400 DEEDWARR
03/16/2026 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $828.80
20260316-0020891

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 Daniel Eli Bates and Lillian Lee Bates, husband and wife, and Caleb Dean and Nicole Dean, husband and wife, as joint tenants in common 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 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, Registers Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together 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.

Being the same property conveyed to New Leaf Investments, LLC by Warranty Deed from Alice Smith, dated 11/17/2025, of record in Instrument No. 20251126-0094532, 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 13th day of March, 2026.

New Leaf Investments, LLC

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 Member, 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 13th day of March 2026.

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**

**Tennessee Certification of Electronic Document**

I, Benjamin Seamon, 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 3/13/2026. (date of document).

Affiant Signature

3/16/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

