Karen Johnson Davidson County
Batch# 1400260 DEEDWARR
04/01/2026 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20260401-0026044

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of , 2026. March

Notary Public

MY COMMISSION EXPIRES: 3/20/29

(AFFIX SEAL)

JESSICA SWINDELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/20/2029 SUMNER 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 |
|---|---|---|
| Todd Garside | Todd Garside | 148-08-0-153.00 |
| (NAME) | (NAME) | |
| 4409 Dowdy Drive | 4409 Dowdy Drive | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Antioch, TN 37013 | |
| (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 Todd Garside, a married man, 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.

Being the same property conveyed to New Leaf Investments, LLC by Warranty Deed from Margaret Alexander, dated 10/10/2025, of record in Instrument No. 20251017-0083073, 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 ☒ 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 31st day of March, 2026.

New Leaf Investments, LLC

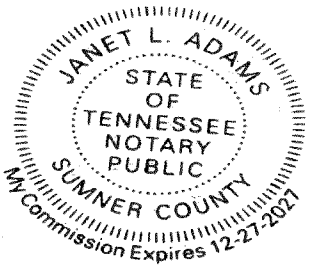
Kerry M. Caldwell, Member

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 31st day of March, 2026.

Notary Public:
My Commission Expires: _____




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

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, James Cobb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic 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 **MARCH 31, 2026** (date of document)

Affiant Signature

**MARCH 31, 2026**

Date

State of Tennessee

County of **SUMNER**

Sworn to and subscribed before me this **31** day of **MARCH**, 202**6**.

Notary Signature

MY COMMISSION EXPIRES: 3/20/29

NOTARY SEAL:

