Karen Johnson Davidson County
Batch# 1419269 DEEDWARR
05/12/2026 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20260512-0042567

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2026. 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 NUMBER
New Leaf Investments, LLC	New Owner	049-00-0-138.06
(NAME)	(NAME)	
511 Long Hollow Pike		
(ADDRESS)	(ADDRESS)	
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 Vernon Carter, 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 the 14th, formerly 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Buena Vista Pike, 446.1 feet more or less south of the center line of a concrete box bridge crossing Whites Creek; thence leaving said Pike easterly 410 feet to the centerline of White's Creek; thence with the approximate centerline of said Creek, southerly 101.1 feet to a point; thence westerly 395 feet to a point in the centerline of Buena Vista Pike; thence with the centerline of the same, northerly 100 feet to the point of beginning.

Being the same property conveyed to Ronnie H. Smith, and wife, Caura B. Smith by Warranty Deed from Carroll M. Richardson and wife, Ruth Ann Richardson, dated 07/21/1976, of record in Book 5048, Page 579, Register's Office for Davidson County, Tennessee.

The said Ronnie H. Smith died on 08/01/2017, leaving the said Caura B. Smith the sole surviving tenant by the entirety.

Being the same property conveyed to Vernon Carter by Affidavit of Heirship from Caura B. Smith, dated 04/30/2026, of record in Instrument 20260430-0038372, Register's Office for Davidson County, Tennessee.

The said Caura B. Smith died intestate on 07/31/2025, leaving the said Vernon Carter as her sole heir at law as evidenced in recorded Affidavit of Heirship.

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 ☒ 5332 Buena Vista Pike, Nashville, TN 37218
(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 8th day of May, 2026.

Vernon Carter

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon Carter, 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 8th day of May, 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

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 5/8/26.

Kayla Adams
Affiant
Date: 5/11/26

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 11 day of May, 2026.

Dakotah Harvey
Notary Public

My Commission Expires: _____

