Karen Johnson Davidson County
Batch# 1433697 DEEDWARR
06/16/2026 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,389.35
20260616-0054381

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 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 NUMBERS
New Leaf Investments, LLC	New Leaf Investments, LLC	142-02-0-098.00
(NAME)	(NAME)	
7484 Harrow Drive	511 Long Hollow Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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 **Joel J. Parks and Arlie C. Parks, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **New Leaf Investments, LLC, a Tennessee Limited Liability Company**, 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. 107 on the Plan of Cross Timbers, Section 3, of record in Book 4175, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melanie N. Parks and Joel J. Parks, wife and husband by Warranty Deed from David M. Ball, unmarried, dated 03/11/2016, of record in Instrument No. 20160311-0023664, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joel J. Parks, a married man by Quitclaim Deed from Melanie N. Parks and Joel J. Parks, wife and husband, dated 08/11/2023, of record in Instrument No. 20230816-0064022, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joel J. Parks and Arlie C. Parks, husband and wife by Quitclaim Deed from Joel J. Parks, married, herein joined by spouse, Arlie C. Parks, dated 11/12/2024, of record in Instrument No. 20241119-0089809, 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 ☒ 7484 Harrow Drive, Nashville, TN 37221
(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 11 day of June, 2026.

Joel J. Parks

Arlie C. Parks

State of Texas
County of Hood

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel J. Parks and Arlie C. Parks, 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 11 day of June, 2026.

Notary Public:
My Commission Expires: 04-18-2027

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

CAROLINE FRANCESCA HOWARD
Notary Public, State of Texas
Comm. Expires 04-18-2027
Notary ID 134311412

CERTIFICATE OF AUTHENTICITY

I, Dakotah Harvey 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 6/15/2026.

Dakotah Harvey

Affiant

Date: 6/15/2026

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 15th day of June, 2026.

Kayla Adams

Notary Public

My Commission Expires: _____

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