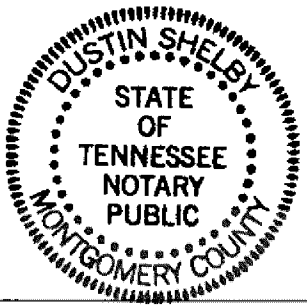
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF June, 2026

Notary Public

MY COMMISSION EXPIRES: 4-20-30

(AFFIX SEAL)

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
Jon Ulibarri and Alexis J Ulibarri	Jon Ulibarri	009-00-0-106.00
(NAME)	(NAME)	
7716 Whites Creek Pike	7716 Whites Creek Pike	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(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, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jon Ulibarri and Alexis J Ulibarri, husband and wife, 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:

Being in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by John W. Burke, Jr., Surveyor, dated September 7, 1968, as follows:

Beginning on the northeasterly margin of Whites Creek Pike at the southeast corner of the Crowder Property, thence with said Crowder's eastern boundary line, north 47 degrees 38 feet east 200 feet; thence north 49 degrees 04 feet west 250 feet; thence south 47 degrees 38 feet west 151.7 feet; thence north 25 degrees 38 feet west 273.44 feet; thence south 88 degrees 00 feet east 375 feet; thence south 27 degrees 44 feet east 470.4 feet; thence south 47 degrees 28 feet west 220.6 feet to the northeasterly margin of Whites Creek Pike; thence with the same north 49 degrees 34 feet west 208.93 feet to the beginning, containing 3.1 acres more or less.
Being the same property conveyed to Mecia Sisk Barker and David Patterson Ross, as joint tenants by Warranty Deed from Merrell E. Ross and wife, Stella F. Ross, dated 08/14/1993, of record in Book 9110, Page 707, Register's Office for Davidson County, Tennessee.

The said David Patterson Ross died intestate on 01/19/2025, leaving the said Mecia Sisk, as Heir at Law of the Estate of David Patterson Ross, deceased as evidenced in Affidavit of Heirship of record in Instrument 20250307-0017123, and Instrument 20250307-0017124, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to New Leaf Investments, LLC, a Tennessee limited liability company by Warranty Deed from Mecia Sisk, dated 01/29/2026, of record in Instrument No. 20260205-0008247, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1434858 DEEDWARR
06/16/2026 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20260616-0054630

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 ☒ 7716 Whites Creek Pike, Joelton, TN 37080
(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 12 day of June, 2026.

New Leaf Investments, LLC, a Tennessee limited liability company

By: Kerry M. Caldwell
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 12 day of June 2026.

Notary Public:
My Commission Expires: 12-27-27

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, Kayla Gallant, 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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this _____ day of _____, 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4·20·30

NOTARY'S SEAL

