Karen Johnson Davidson County
Batch# 1475308 DEEDWARR
09/21/2026 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $521.70
20260921-0087283

WARRANTY DEED

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Kerry M. Caldwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2026.

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 6/29/27
(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
New Leaf Investments, LLC	New Leaf Investments, LLC	043-01-0-053.00
(NAME) 108 Elmore Avenue	(NAME) 511 Long Hollow Pike	
(ADDRESS) Madison, TN 37115	(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 Madison Church of Christ as Devisee and Norman "Buck" Dozier as Personal Representative of Estate of Peggy Joyce Davis, 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. 4, of Block "F" on the map of East Lawn of record in Book 547, Pages 153 and 154, of the Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Elmore Street, at the corner of lots nos. 3 and 4, thence with the line between said lots southerly 120 feet to the north line of lot no. 5; thence with the line between lots nos. 4 and 5 easterly 38 feet to a point in the westerly margin of Florence Ave.; thence northeasterly along the margin of Florence Ave., 161 feet to a point at the intersection of the east line of lot no. 4, with the north line of lot no. 4, if extended; thence with the margin of Elmore Street, westerly 125 feet to the point of beginning.

Included is a small triangular strip at the northeast corner of said lots at the intersection of Florence Avenue and Elmore Street.

Being the same property conveyed to W.T. Davis and wife, Ethel P. Davis by Warranty Deed from Thomas McMahon and wife, Eara McMahon, dated 07/21/1943, recorded in Book 1272 and Page 224, Register's Office for Davidson County, Tennessee.

The said Ethel P. Davis died, leaving the said W.T. Davis the sole surviving tenant by the entirety.

The said W. T. Davis died testate on 10/10/2003, devising subject property to Bobby Faye Saddler and Peggy Joyce Davis as evidenced in File No. 04P-484, Probate Court Clerk's Office for Davidson County, Tennessee. See a Certified copy of Will of record in Instrument No. 20041108-0134562, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peggy Joyce Davis by Quitclaim Deed from Bobby Faye Saddler and Albert W. Saddler, dated 11/12/2004, recorded in Instrument 20041116-0137610, Register's Office for Davidson County, Tennessee.

The said Peggy Joyce Davis died testate on 03/23/2026, devising subject property to Madison Church of Christ as evidenced in File No. 26P941, Probate Court Clerk'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 ☒ 108 Elmore Avenue, Madison, TN 37115
(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 18th day of September, 2026.

Madison Church of Christ, Devisee

BY: Ronald Johnson
ITS: Secretary

Estate of Peggy Joyce Davis

BY: Norman "Buck" Dozier, Personal Represenative

State of Tennessee
County of Sumner

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronald Johnson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged himself to be the Secretary of Madison Chruch of Christ, Devisee of Estate of Peggy Joyce Davis the within named bargainer, and that, Ronald Johnson as such Secretary, being authorized executed the foregoing instrument for the purposes therein contained by signing the name of Madison Chruch of Christ by Ronald Johnson as such Secretary.

Witness my hand and Official seal this 18th day of September, 2026.

Notary Public:
My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

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 Norman "Buck" Dozier, the personal representative for the estate of Peggy Joyce Davis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of September, 2026.

Notary Public:
My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

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

CERTIFICATE OF AUTHENTICITY

I, Madeline Castro, do hereby make oath that I am 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 the law on 9-18-26.

Madeline Castro

AFFIANT

DATE: 9-18-26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 18th day of September, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027