WARRANTY DEED

File #20148

Karen Johnson Davidson County
Batch# 392142 **DEEDWARR**
04/27/2020 12:35:54 PM 2 pgs
Fees: $13.00 Taxes: $1,073 00

20200427-0043777

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Edward Pomeroy	NEW OWNER	-146-08-0-071.00
(NAME)	(NAME)	
4904 Trousdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Patricia Oglesby, a widow,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Edward Pomeroy, a single man ,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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. 246 on the Plan of Section Three, Crieve Hall Estates of record in Plat Book 2133, Page 59, in the Register's Office for Davidson County.

Said Lot No. 246 fronts 152.29 feet on the East side of Trousdale Drive and runs back 150 feet on the North line and 152.8 feet on the South line, to a dead line in the rear which is a broken line on which it measures 154 feet.

Being the same property conveyed to David Coleman, Trustee by Quitclaim Deed from Frank G. Oglesby and wife, Patricia Oglesby of record in Book 7799, page 946, Register's Office for Davidson County, Tennessee, dated March 22, 1989 and recorded on March 23, 1989 and within the same deed the said David Coleman, Trustee conveyed his interest in the subject property to Frank G. Oglesby and wife, Patricia Oglesby. Frank G. Oglesby having since died December 10, 2019 leaving Patricia Oglesby as surviving spouse under tenancy by the entirety. Tammy Lynne Paladini executed this instrument on behalf of Patricia Oglesby pursuant to the Power of Attorney, executed by Patricia Oglesby. dated May 13, 2015 of record in Instrument No. 20200427-0043776, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4904 Trousdale Drive, Nashville, TN 37220

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this 24th day of April, 2020.

Patricia Oglesby by Tammy Lynne Paladini her attorney in fact

Patricia Oglesby by Tammy Lynne Paladini, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tammy Lynne Paladini**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Patricia Oglesby** for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for **Patricia Oglesby**, and is authorized by **Patricia Oglesby** to execute this instrument on her behalf.

Witness my hand, at office, this 24th day of April, 2020.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027