SPECIAL EXECUTOR/ TRUSTEE DEED

Karen Johnson Davidson County
Batch# 498515 DEEDWARR
10/19/2020 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20201019-0121546

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

CARRIE CALLAHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE AND ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TAL SHRIEBMAN POLLAK	NEW OWNER	
(NAME) **P.O. Box 177**	(NAME)	**103-16-A-62**
(ADDRESS) **Lavergne, TN 37086**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **The Estate of Mary Pigg Hartnett** (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto **Tal Shriebman Pollak, married** (herein referred to as the "Grantee", his heirs, successors and assigns, certain real property located in Davidson County, Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 804 of Rokeby, a Condominium, a Horizontal Property Regime, established by Master Deed of record in Book 4829, Page 138, amended in Book 4983, Page 98, Book 5096, Page 409, Book 5459, Page 179, Book 7399, Page 814, Book 9828, Page 213, Instrument No(s) 20060110-0003792, 20060717-0085390 (corrected by Instrument No. 20060724-0089036), and 20180118-0005409, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on the Plat of 8th Floor Rokeby Condominium Apartments, of record in Book 5060, Page 157, said Register's Office; together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on said Plan of record in Book 5060, Page 157, said Register's Office; Parking Space No. 30, as depicted on the "2nd Revision Plan" of record in Book 5050, Page 16, said Register's Office, is expressly assigned as a limited common element to said Unit.

Being the same property conveyed to Mary P. Hartnett, by General Warranty Deed from William M. Hannon and wife, Jane Carol Hannon, dated March 17, 1986, recorded March 19, 1986, in Book 6808, Page 5, in the Register's Office of Davidson County, Tennessee. Mary P. Hartnett, also known as Mary Pigg Hartnett, having died June 26, 2019, left her Last Will and Testament, as filed in the Probate Court for Davidson County, Tennessee, in Probate, Docket No. 19P1769, directing that her real property be administered as part of her probate estate, subject to the control of her Executor, who shall have the power to sell, lease,

encumber, and otherwise convey all or any portions of such real property or interests therein without the joinder of any beneficiary or the approval of any court.

This is improved property, known as 3901 West End Avenue #804, Nashville, TN 37205

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantor, its successors and assigns, forever. Grantor(s) does covenant with the said Grantee(s) that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property, and the same is unencumbered, *except as otherwise herein set forth.*

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but no further or otherwise; provided, however, that all covenants and warranties herein of Cumberland Trust and Investment Company are made in as full and ample a manner as it can and should do as such Executor or Trustee but no further nor otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the Estate or Trust.

Witness my hand this 16th day of October, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Cumberland Trust and Investment Company executes this instrument solely in its fiduciary capacity and not individually, and in the course of the administration of a decedent's estate or trust, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not further nor otherwise.

Cumberland Trust & Investment Company,
(Executor/Trustee)

BY: _____

ITS: VP & Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Thomaston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Vice President & Trust Officer of Cumberland Trust & Investment Company, and that he, as Vice President & Trust Officer, and being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of October, 2020.

_____
Notary Public
My Commission Expires: 07/09/22

DONNA J WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

