Karen Johnson Davidson County
Batch# 556644 DEEDWARR
01/19/2021 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20210119-0008137

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $620,000.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2021.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Cal Max Properties 1307&1309 Clifton Lane Nashville, TN 37215	Same	117-12-0-036.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary W Pollock and Kathy G. Pollock Trustees of The Pollack Revocable Living Trust dated February 24th, 2017,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Cal Max Properties, LP, a California Limited Partnership** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 and the easterly 30 feet front and 44.6 feet rear of lot No. 35 on the final plan of Hawthorne Subdivision of record in Book 1424, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 and the easterly part of Lot No. 35 fronts together 150.9 feet on the southerly side of Clifton Avenue and runs back 309 feet on the easterly line and 230 feet, more or less on the westerly line, to a dead line, measuring 69.6 feet thereon.

Being the same property conveyed to Gary W. Pollock and Kathy G. Pollock, Trustees of the Pollock Revocable Living Trust, dated January 21, 2017, as tenants by the entireties, by Warranty Deed from Gary W. Pollock and Kathy G. Pollock, husband and wife, dated June 7, 2017 of record as Instrument No. 20170626-0064156, Register's Office for Davidson County, Tennessee. Certification of Trust recording in Instrument No. **20210119000813**6 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1307&1309 Clifton Lane, Nashville, TN 37215

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 15th day of January, 2021.

Gary W. Pollock Trustee of The Pollack
Revocable Living Trust dated February 24th, 2017

Kathy G. Pollock Trustee of The Pollack
Revocable Living Trust dated February 24th, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

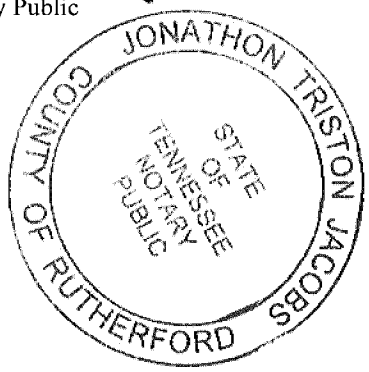
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary W. pollock and Kathy G. Pollock, Trustees of The Pollack Revocable Living Trust dated February 24th, 2017,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as trustee.

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of January, 2021.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2020126916



True Copy Certification

I, Matthew Anderson, do hereby make oath that I am a licensed attorney and/or 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.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____ Notary's Signature

My Commission Expires: 10/2/23

