**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 210233580**

Karen Johnson Davidson County
Batch# 599420 **DEEDWARR**
03/24/2021 11:14:16 AM 2 pgs
Fees: $13.00 Taxes: $1,681.65

20210324-0038816

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $454,500.00.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2021.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KATE ROSENTHAL COMMISSION EXPIRES JULY 09 2022

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Mordecai Pollak and Tal Pollak<br>412 Northridge Court<br>Nashville TN 37221 | New Owner | Tax Parcel ID No.<br>142 13 0A 039.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Glenn H. Lewis and Anita Lewis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mordecai Pollak and Tal Pollak, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 39, PHASE I & BOUNDARY PLAT OF RIVERSIDE, as shown on plat of record in Plat Book 6900, Pages 490-492, as revised in Plat Book 6900, Page 784 and Surveyor's certificate of correction recorded in Instrument No. 20040506-0052081, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Glenn H. Lewis and Anita Lewis, husband and wife, by the Warranty Deed from Robert C. Saxon and wife, Georgina N. Saxon, of record in Instrument No. 20160413-0035374, in the Register's Office of Davidson County, Tennessee, dated April 11, 2016 and recorded on April 13, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I & BOUNDARY PLAT OF RIVERSIDE, as recorded in Plat Book 6900, Page(s) 490 to 492, as revised in Plat Book 6900, Page 784 and Surveyor's Certificate of Correction recorded in Instrument No. 20040506-0052081.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7185, Page 619 and Book 7405, Page 780, as amended in Instrument Nos. 20040419-0044162 and 20091204-0111306 and Consent to Continue Existence in Instrument No. 20091124-0108147.

Easement for Sewerage Services, recorded in Book 5011, Page 669.

Easement for Water Line, recorded in Book 6970, Page 275; Book 6970, Page 281 and 6970, Page 284.

Easement for Public Utilities, recorded in Book 6970, Page 278.

Easement for Conservation Greenway, recorded in Instrument No. 20041019-0125877.

Easement recorded in Book 6972, Page 45.

Right of Way Agreement as set forth recorded in Book 7400, Page 645.

This is improved property located at 412 Northridge Court Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 23rd day of March, 2021.

Glenn H. Lewis

Anita Lewis

STATE OF FL )
COUNTY OF Hillsborough )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Glenn H. Lewis and Anita Lewis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2021.

Notary Public

My Commission Expires: 9/26/21

DARCI JENNIFER D'ONOFRIO
MY COMMISSION # GG 110997
EXPIRES: September 26, 2021
Bonded Thru Notary Public Underwriters