THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **388,400.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 606609 **DEEDWARR**
04/05/2021 10:53:54 AM 2 pgs
Fees: $13.00 Taxes: $1,437.08

20210405-0043805

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa Ellen Polm	Theresa Ellen Polm	MAP 142-13-0B-
1125 Harpeth Mill Ct.	112 Saltworks Drive	PARCEL 182.00-CO
Nashville, TN 37221	Chester, MD 21619	
(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, WE, **John Adrian Redd, III and Emma W. Redd, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theresa Ellen Polm, unmarried**

HEREINAFTER CALLED THE GRANTEE, HER 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. 68 on the Plan of First Revision, Riverside Subdivision, Phase 5A of record in Plat at Instrument No. 20021107-0137078, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Adrian Redd, II,I and Emma W. Redd, husband and wife by Warranty deed from Christopher Aaron Guidry and Christina Ashie Guidry, husband and wife of record in Instrument No. 20190723-0071948 Register's Office for Davidson County, Tennessee, dated July 19, 2019 and recorded on July 23, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat at Instrument No. 20021107-0137078; (3) Covenants, Conditions and Restrictions of record in Book 7185, Page 619, amended in Book 7405, Page 780, Book 8104, Page 211, Book 11063, Page 996, Instrument No. 20040419-0044162, Instrument No. 20091124-0108147 and Instrument No. 20091204-0111306; (4) Easements for water lines of record in Book 6970, Page (s) 275 and 281; (4) Easement for public utilities of record in Book 6970, Page 278; (5) Easement for Ingress/Egress of record in Book 7103, Page 48; (6) Easement for sewer line of record in Book 7803, Page 642; (7) Easement to Metro Government of record in Book 6972, Page 45; (8) Permanent drainage easement of record in Book 7574, Page 645,; (9) Sewer line easement of record in Book 7489, Page 638; (10) Agreement concerning road and right of way of record in Book 7400, Page 645; (11) Charter for HOA of record in Book 7829, Page 703; (12) Conveyance to HOA of record in Instrument Number 20040608-0067842 and Instrument No. 20040608-0067844; (13) Conservation easement of record in Instrument Number 20041019-0125877; (14) Subject to rights of others in and to the common areas and/or elements; (15) All visible easements;(17) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1125 Harpeth Mill Ct., Nashville, TN 37221.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-SB-FR-21-1125

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hand this the 31st day of March, 2021.

John Adrian Redd, III

Emma W. Redd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Adrian Redd, III** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of March, 2021.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emma W. Redd** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of March, 2021.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public