Karen Johnson Davidson County
Batch# 629572 DEEDWARR
05/05/2021 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20210505-0060356

Name and Address of New Owner:
Christina Herrera
376 Ocala Drive
Nashville, TN 37211

Send Tax Statements To:
T2 Financial LLC, DBA Revolution Mortgage
480 Olde Worthington Rd., Suite 300
Westerville, OH 43082

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-21020416

Map and Parcel: 161 08 0 068.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Heather Pollock, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Christina Herrera, a married woman**, 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, and being all of Lot No. 107, Southwood, according to survey and plat of same appearing of record in Book 2663, page 125 & 126, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Gladys M. Pollock, unmarried, by Warranty Deed filed for record on February 21, 2008 in Instrument No. 20080221-0016995, of the Register's Office of Davidson County, Tennessee. The said Gladys M. Pollock died testate on July 5, 2019, and pursuant to the Last Will and Testament of Gladys M. Pollock, Docket #19P1659 in the Circuit Court of Davidson County, Tennessee, the subject property was devised to Heather D. Pollock. Richard Pollock was appointed Executor of the Estate of Gladys M. Pollock by Letters Testamentary issued by the Circuit Court of Davidson County, Tennessee. And further conveyed to Heather Pollock by Richard Pollock, as Executor of the Estate of Gladys M. Pollock, by Quitclaim Deed filed for record on January 5, 2021 in Instrument No. 20210105-0001647, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Southwood Subdivision of record in Book 2094, page 51 and as amended in Book 7127, page 491; All matters set forth on plat in Book 2663, page 125 & 126, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 376 Ocala Drive, Nashville, TN 37211

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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 my hand this 30th day of April, 2021.

Heather Pollock

State of Tennessee

County of

Personally appeared before me, Heather Pollock with whom I am personally acquainted, and who acknowledged that She executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th of April, 2021.

Notary Public
My Commission Expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00.

Affiant Signature

Subscribed and sworn to before me, this 30th day of April, 2021.

Notary Public
My Commission Expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally, appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught 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: 05/23/2023

SARAH CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY