39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 654356 DEEDWARR
06/10/2021 01:34:12 PM 2 pgs
Fees: $13.00 Taxes: $1,376.40

20210610-0078419

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Polcomb Investments, LLP	NEW OWNER	
(NAME)	(NAME)	
3900 WOODMONT BLVD		08203033200
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(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, **Commonwealth Real Estate, a California Corporation** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Polcomb Investments, LLP ,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

1112 Stainback Ave., Land in Davidson County, Tennessee, being Lot 96 in Sharp & Horn's 1st addition to Northeast Nashville, as of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which specific reference is hereby made for a mroe complete and accurate description.

Being the same property conveyed to Commonwealth Real Estate, a California corporation, by virtue of that certain Warranty Deed dated April 12, 2021, and being of record at Instrument No. 20210413-0048825 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 57, Page 152, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1112 Stainback Ave Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 4 day of June, 2021.

COMMONWEALTH REAL ESTATE, A CALIFORNIA CORPORATION

Ashlee Page, Authorized Agent

Ashlee Page, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Ashlee Page, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the Authorized Agent of Commonwealth Real Estate, a California Corporation, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Authorized Agent.

WITNESS my hand and official seal at office this 4th day of June. 2021.

Nichole Dowling

Notary Public
My Commission Expires: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 12-7-2024