Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00

Hannah Stanford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of July, 2021

Notary Public

Commission Expires: _____

MADISON GONZALEZ
NOTARY PUBLIC
TENNESSEE
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amelia Pohlman and Scott Pohlman 125 Woodward Hills Place Brentwood, TN 37027	New Owner	159-16-0-012.00

Karen Johnson Davidson County
Batch# 679390 DEEDWARR
07/19/2021 01:09:30 PM 4 pgs
Fees: $23.00 Taxes: $8,880.00
20210719-0096677

WARRANTY DEED

FOR AND IN 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, I/WE,

Dennis A. Kelly and Jerianna R. Kelly, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amelia Pohlman and Scott Pohlman, wife and husband,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 12 on the Plan of Revised Final Plat, Woodward Hills, of record in Plat Book 9700, Page 900, as amended in Book 11766, Page 32, 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 Dennis A. Kelly and Jerianna R. Kelly, husband and wife by Warranty deed from Clark Randall Hardman and Valerie Michelle Hardman, husband and wife of record in Instrument No. 20200618-0064785 Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 18, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 125 Woodward Hills Place, Brentwood, TN 37027

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 so 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.

Dated this the 14th day of July, 2021.

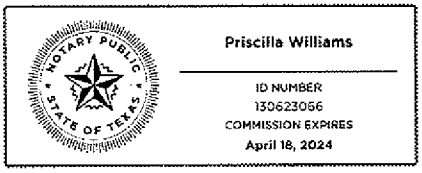
Dennis A. Kelly

Dennis A. Kelly

STATE OF Texas
COUNTY OF Bastrop

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dennis A. Kelly** 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.

Witness my hand and official seal at PW Bastrop Texas ~~Brentwood, Tennessee~~ this 14th day of July, 2021.



Priscilla Williams

Notary Public Notary Public, State of Texas
My Commission Expires: 04/18/2024

Notarized online using audio-video communication

(Notary Seal)

Dated this the 14th day of July, 2021.

Jerianna R. Kelly

Jerianna R. Kelly

STATE OF Texas
COUNTY OF Bastrop

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerianna R. Kelly** 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.

Witness my hand and official seal at PW Bastrop, Texas ~~Brentwood, Tennessee~~ this 14th day of July, 2021.

Priscilla Williams
ID NUMBER
130623066
COMMISSION EXPIRES
April 18, 2024

Priscilla Williams

Notary Public Notary Public, State of Texas
My Commission Expires: 04/18/2024

Notarized online using audio-video communication

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/14/21.

Affiant Signature

7/16/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/16/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON