WARRANTY DEED

File #21279

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 680207 DEEDWARR
07/20/2021 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20210720-0097451

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road #202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyrone E. Pollock	NEW OWNER	-053-14-0-089.00
(NAME)	(NAME)	
1428 Pawnee Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, I, **Mitchell Dan Steele and Emily Margaret Berndt Steele, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyrone E. Pollock and Caryn Pollock, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 3: Map & Par. 05314-0-089.00

Land in Davidson County, Tennessee, beginning at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930 in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee. Said point of beginning being 985.8 feet, more or less (southerly with the westerly margin of said Pawnee Trail) from the southern margin of Nawakwa Trail, and the intersection of said Pawnee Trail, being the southeasterly corner of a tract or parcel of land conveyed to Joseph E. Fox and wife, by deed of record in Book 2036, Page 364, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Pawnee Trail South 44 degrees 23 minutes East 100 feet to a point marked with an iron pin; thence South 45 degrees 37 minutes West 150 feet, more or less, to a point marked with an iron pin; thence North 44 degrees, 23 minutes West 100 feet to a point marked with an iron pin; thence North 45 degrees 37 minutes East 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Mitchell Dan Steele and Emily Margaret Berndt Steele, husband and wife by Warranty deed from Joe Ragland of record in Instrument No. 20181206-0118831 Register's Office for Davidson County, Tennessee, dated December 03, 2018 and recorded on December 06, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1428 Pawnee Trail, Madison, TN 37115

(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 16th day of July, 2021.

Mitchell Dan Steele

Emily Margaret Berndt Steele

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Mitchell Dan Steele and Emily Margaret Berndt Steele**, 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, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2021.

My commission expires: 7-20-24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 July 16, 2021.

Signature
Date: July 16, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 16th day of July, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD