Karen Johnson Davidson County
Batch# 685072 DEEDQC
07/28/2021 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210728-0101418

This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	*Send Tax Bills To:*	*Map-Parcel*
ALEXANDER R. POLLOCK, TRUSTEE CHRISTOPHER GRANT POLLOCK TRUST DATED June 25, 2021 474 BRENTLAWN DRIVE NASHVILLE, TN 37220	SAME	146.16-0-035.00

STATE OF Minnesota)
)
COUNTY OF Ramsey)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

Jada Renee Claiborne
Notary Public - Minnesota
My Commission Expires
01-31-2024

AFFIANT

Sworn to and subscribed before me this 25 day of June, 2021.

Notary Public
My Commission Expires: 01/31/2024

QUITCLAIM DEED

FOR $10 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, CHRISTOPHER GRANT POLLOCK, a married man, hereinafter called Grantor, for the express purpose of conveying all of his right, title and interest in this property, does hereby quitclaim and convey unto ALEXANDER R. POLLOCK, Trustee of the CHRISTOPHER GRANT POLLOCK TRUST dated June 25, 2021, all of his right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

[SIGNATURE FOLLOWS ON THE NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of June, 2021.

BY: _____
CHRISTOPHER GRANT POLLOCK

STATE OF Minnesota)
)
COUNTY OF Ramsey)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTOPHER GRANT POLLOCK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of June, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 01/31/2024

Jada Renee Claiborne
Notary Public - Minnesota
My Commission Expires
01-31-2024

EXHIBIT A

Property Description

Said property is described to wit:

Being Lot No. 86 on the Plan of Brentwood Hall, Section 5, as of record in Book 2133, page 127, Register's Office for Davidson County, Tennessee.

SAID Lot No. 86 fronts 107 feet on the northerly side of Brentlawn Road, and extends back 161.9 feet on the westerly line and 180.2 feet on the easterly line, which is broken line, to a dead line in the rear, on which it measures 62.8 feet.

Being the same property conveyed to John R. Harris and wife, Nancy E. Harris by deed of record in Book 4129, page 608, Register's Office for Davidson County, Tennessee. The said John R. Harris has since died on August 3, 1987, and upon his death, title was vested in Nancy E. Harris as the sole surviving tenant by the entirety. The said Nancy E. Harris has since died on January 18, 2009 and her last will and testament has been filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 09P-1326. Pursuant to said last will and testament and upon the death of Nancy E. Harris, all right, titleand interest in and to the real property conveyed herein vested in Teresa C. Gillespie and Vivian T. Terry as set forth in Order of record in Instrument No. 200909300090902, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CHRISTOPHER GRANT POLLOCK, by Warranty Deed of record from TERESA C. GILLESPIE and VIVIAN T. TERRY, in Instrument number 20120702-0057699, Register's Office for Davidson County.

The foregoing legal description is the same as contained in the previous deed of record.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

This is improved property known as 474 Brentlawn Drive Nashville, Tennessee 37220.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 June 25, 2021 (date of document).

James M. Adcox III
Signature

7/27/2021
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of July, 2021.

Stacy Boyett
Notary Signature

My Commission Expires: 2-19-2023

