Karen Johnson Davidson County
Batch# 705345 DEEDWARR
08/26/2021 10:30:52 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20210826-0115285

This instrument was prepared by

Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

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, WE, SARA L. POLE, a married woman, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MACADAM 1 LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 53, ON THE PLAN OF MOSS ROSE ESTATES, OF RECORD IN PLAT BOOK 4860, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SARA L. POLE, UNMARRIED, BY WARRANTY DEED FROM ERIN ANN POTTS AND WIFE, LAURA S. ROBERTS, DATED DECEMBER 14, 2004, RECORDED DECEMBER 20, 2004 OF RECORD IN INSTRUMENT NO. 20041220-0151261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PROPERTY CONVEYED HEREIN IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR'S SPOUSE.

SARA L. POLE IS NOW KNOWN AS SARA L. POLE DENTON.

This is improved property, known as 2601 MORGANMEADE DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for the following:

Conveyance of the above described property is subject to the following:

1) The plan of record in Plat Book 4860, Page 112, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Restrictive Covenants contained in instrument of record in Book 5039, Page 359, amended in Book 5138, Page 645, and in Book 5311, Page 345, and Book 5910, Page 336. Said restrictions are not applicable to portions thereof that have already expired.

3) A perpetual easement and right to flood as may be necessary as a result of the operation and maintenance of the Cheatham Lock and Dam Project on the Cumberland River, of record in Book 2195, page 338 and Book 2197, Page 213, Register's Office of Davidson County, Tennessee.

4) Taxes for the current year prorated and assumed by the Grantee.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors,

and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24 day of August, 2021.

SARA L. POLE

STATE OF California
COUNTY OF Stanislaus

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SARA L. POLE**, the within named bargainors, 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.

DONE at offices in UPS (City), Turlock on this the 24th day of August, 2021.

Navjeet Kaur
NOTARY PUBLIC
My commission expires: 01/16/2024

NAVJEET KAUR
COMM. # 2319128
NOTARY PUBLIC - CALIFORNIA
STANISLAUS COUNTY
MY COMM. EXP. JAN. 16, 2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00.**

Affiant

Subscribed ~~and sworn to~~ before me, this the 25 day of August, 2021.

NOTARY PUBLIC
My commission expires: 05-05-2025

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) as follows:
MACADAM 1 LLC
2601 MORGANMEADE DRIVE
NASHVILLE, TN 37216

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 073100/035.00