This Instrument Prepared By and Return To:
Jason C. Pollan
7704 River Fork Drive
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 722048 DEEDQC
09/22/2021 03:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210922-0127710

QUITCLAIM DEED

NEW OWNER:
Jason C. Pollan
7704 River Fork Drive
Nashville, TN 37221

SEND TAX BILLS TO:
SAME AS NEW OWNER

MAP/PARCEL
Map/Parcel 141150D120.00 000

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Edward S. Pollan and Jason C. Pollan, tenants in common with rights of survivorship,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Jason C. Pollan and Jennifer Pollan, husband and wife,** hereinafter called the GRANTEE(S), all his right, title and interest, he may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Phase II, "Sheffield" on the Harpeth, a Planned Unit Development, as of record in Plat Book 6900, Page 410 & 411, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edward S. Pollan and Jason C. Pollan, tenants in common with rights of survivorship, filed on July 1, 2021 at Instrument Number 20210701-0089226, said Register's Office.

This is improved property located at 7704 River Fork Drive, Nashville, TN 37221.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

IN WITNESS WHEREOF, the GRANTOR(S) have hereunder set their hand(s) to this Quitclaim Deed this 8th day of September, 2021.

EDWARD S. POLLAN

JASON C. POLLAN

STATE OF TENNESSEE
COUNTY OF Dickson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Edward S. Pollan, whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who upon their oath acknowledged that they executed the foregoing instrument for the purpose herein contained, as their free act and deed.

WITNESS my hand and official seal this 3rd day of September, 2021.

NOTARY

REBECCA A. FIELDS STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

MY COMMISSION EXPIRES: April 23, 2024

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Jason C. Pollan, whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who upon their oath acknowledged that they executed the foregoing instrument for the purpose herein contained, as their free act and deed.

WITNESS my hand and official seal this 8th day of September, 2021.

NOTARY

JOHN DANIEL VALDEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 05/22/2023

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of September, 2021.

NOTARY

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE LEVY TRUMPHOUSE

MY COMMISSION EXPIRES: 3.8.25

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 September 8, 2021

Tracey Trumphour
Affiant
Date: 9-8-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 8 day of September, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY