WARRANTY DEED

Karen Johnson Davidson County
Batch# 741488 DEEDWARR
10/22/2021 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20211022-0141991

MJ-KW-21-246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2021

Stacy R. Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Lee Pollak and Gayle Pollak	**NEW OWNER**	
(NAME)	(NAME)	**142-07-0C-049.00-CO**
246 Myhr Green		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE ANN DYKES AND WILLIAM BENJAMIN DYKES AND MARIE AMELIA DYKES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEE POLLAK AND GAYLE POLLAK,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 49 of the Ashley Green Condominiums, Phase IV, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashley Green Condominiums, of record in Book 7184, Page 44, and Corrected In Book 7467, Page 279, and amended by 1st Amendment to Master deed for Ashley Green, of record in Book 7482, page 312, and in Instrument No. 20111101-0084880, (Register's Office for Davidson County, Tennessee, (collectively "the Master Deed") including without limitation the By-Laws appended thereto, of record in Book 7184, Page 71, Said Register's Office, together with the undivided Percentage interst in the Common Elements appurtenant to said Unit, as set Forth in said Master Deed. Reference is hereby made to the plan of Ashley Green Condominiums, of record in Book 7184, Page 44, as set out on Exhibit "C" to the Master Deed, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Benlynn Kammer Boyle, unmarried by Warranty deed from Lynda Joan Morley, an unmarried woman of record in Instrument No. 20131002-0103315 Register's Office for Davidson County, Tennessee, dated September 28, 2013 and recorded on October 02, 2013.

Said Benlynn Kammer Boyle having since died intestate leaving Katherine Ann Dykes, William Benjamin Dykes and Marie Amelia Dykes as her heirs at law as evidenced in Affidavits of Heirship recorded simultaneously herewith in Instrument Numbers 20211022014198 7 and 20211022014198 8, Register's Office for Davidson County, Tennessee. Letters of Administration filed in the Circuit Court of Davidson County, Tennessee in Docket No. 21P1007 appoint Katherine Dykes as Administratrix of the Estate.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 6900, Page 24 and Revised Boundary Plat of record in Plat Book 6900, Page 978, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Ashley Greenof record in Book 7184, Page 44, as corrected in Book 7467, Page 279, amended in Book 7482, Page 312, and further amended in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee.
- By-Laws of HOA of record in Book 7184, Page 71, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 7140, Page 69, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers of record in Book 5374, Page 511, in the Register's Office for Davidson County, Tennessee.
- Easement granted to the State of Tennessee of record in Book 5407, Page 643, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 6483, Page 907, in the Register's Office for Davidson County, Tennessee.
- Public Utilities Easement of record in Instrument Number 20060724-0088823, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20170206-0012423, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **246 Myhr Green, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF OCTOBER, 2021.

Estate of Benlynn Kammer Boyle

BY: _____, Administratrix
Katherine Dykes
Administratrix

_____
Katherine Ann Dykes

_____ by _____, Attorney in Fact
William Benjamin Dykes by Katherine Ann Dykes, Attorney-in-Fact

_____ by _____, Attorney in Fact
Marie Amelia Dykes by Katherine Ann Dykes, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE DYKES, ADMINISTRATRIX of the ESTATE OF BENLYNN KAMMER BOYLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of October, 2021.

_____
Notary Public
My Commission Expires: 11/24/24
(SEAL)

CYNTHIA H LOFLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-24-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE ANN DYKES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2021.

_____
Notary Public
My Commission Expires: 11/24/24
(SEAL)

CYNTHIA H LOFLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE ANN DYKES , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM BENJAMIN DYKES, AND MARIE AMELIA DYKES, and who acknowledged she executed the same as the free act and deed of the said WILLIAM BENJAMIN DYKES, AND MARIE AMELIA DYKES.

Witness my hand and official seal, this the 15th of October, 2021.

_____
Notary Public
My Commission Expires: 11/24/24
(SEAL)

CYNTHIA H LOFLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-24-

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jamika Jones, 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 10/15/2021.

Date

Jamika Jones
Affiant Signature

10/20/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 20th day of OCTOBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY