~~File Box 36~~

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00. Affiant Subscribed and sworn to me on December 1, 2021. NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07, 2024

Karen Johnson Davidson County
Batch# 764677 DEEDWARR
12/01/2021 02:39:49 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211201-0159112

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35349

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gerrie D. Pollock 1900 Tinnin Road, A2 Goodlettsville, TN 37072	SAME ADDRESS AS NEW OWNER	007-14-B-002 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert J. Andrea and Margaret D. Andrea, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Gerrie D. Pollock, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2 of Building A on the Plan of Magnolia Station Condominiums - Phase One, created under the provisions of T.C.A. Section 64-27-101, et. seq., as amended, and as established by a Master Deed recorded as Instrument No. 20030827-012444, Register's Office for Davidson County, Tennessee, and as amended in the Amendment to Master Deed recorded as Instrument No. 20041001-0118510, said Register's Office, together with the undivided percentage interest In the Common Elements appurtenant to the said unit, as shown on the Plan of record filed as Exhibit B to the said Amendment to Master Deed, and as further amended in Instrument No. 20050708-0079103, said Register's Office, to which Plan reference is hereby made for a more complete description of the property, the Unit conveyed and the Common Areas referred to herein.

Being the same property conveyed to Robert J. Andrea and Margaret D. Andrea, Husband and wife by Warranty Deed from Paul Stanley Simmons and wife, Carol C. Simmons, of record in Instrument No. 20170807-0080439, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County Taxes which have been prorated by the parties and paid by Grantors; 2022 Davidson County Taxes and subsequent taxes are assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Plat Book 11700, Page 140, Instrument Number 20030602-0074488, Instrument Number 20030703-0092301 and Instrument 20040209-0015342, Register's Office for Davidson County, Tennessee.
3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Station of record in Instrument Number 20030827-0124444, amended in 20041001-0118510, Second amendment in Instrument Number 20050627-0073312, corrected in Instrument Number 20050708-0079103, Surveyor's Correction in Instrument Number 20090811-0075446, amended in Instrument Number 20100427-0031824, amended in Instrument Number 20100618-0047655 and amended in Instrument Number 20121030-0099611, Register's Office for Davidson County, Tennessee.
4. Charter of record in Instrument Number 20030827-0124443, in the Register's Office for Davidson County, Tennessee.
5. Restrictive Covenants of record in Book 11718, Page 749 and Instrument Number 20031218-0180407, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
6. Easement of record in Book 11718, Page 753, in the Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Instrument Number 20030530-0073157, in the Register's Office for Davidson County, Tennessee.
8. Quitclaim Deed to Magnolia Station Homeowners' Association of record in Instrument Number 20111122-0091517, in the Register's Office for Davidson County, Tennessee.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1900 Tinnin Road A2, Goodlettsville, TN 37072.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on December 1, 2021.

Robert J. Andrea

Margaret D. Andrea

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Robert J. Andrea & Margaret D. Andrea to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 1, 2021.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024