RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-4441-2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 788594 DEEDWARR
01/12/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,008.25
20220112-0004188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of Jan, 2022

NOTARY PUBLIC

My commission expires: 4-23-24

FRANK ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Aaron Jetton 3605 Nebraska Ave Nashville, TN 37209	Same address as new owner	086-07-0-069

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars ($272,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL POLLARD**, married man, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL AARON JETTON**, married man, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Jackson's Retreat, Phase 1, Section 1, of record in Plat Book 5200, page 286, 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 Michael Pollard, a married man from Jason C. Dragavon and wife, Tiffany L. Dragavon, by Warranty Deed dated 06/25/2015 and recorded 07/02/2015 in Instrument No. 20150702-0064134, Register's Office of said County.

This is improved property known as 1005 Jackson Valley Road, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This is not the principal residence of the Grantor.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3rd day of January, 2022.

GRANTOR(S)

Michael Pollard

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Michael Pollard, 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.

WITNESS my hand and seal, this the 3rd day of Jan, 2022.

Notary Public

Printed Notary Name

My commission expires: 9/23/25

STATE OF TENNESSEE NOTARY PUBLIC FRANK W. ROBERTS WILSON COUNTY

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/3/22 (date of document).

Frank Roberts

1/3/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 3rd day of January, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

