Karen Johnson Davidson County
Batch# 862517 DEEDWARR
05/25/2022 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20220525-0060767

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440543** ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $980,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 18th day of May, 2022. Eliza Whitfield Notary Public My Commission Expires: 5-5-2025

WARRANTY DEED

Address New Owner: Matthew Simon and Laura Simon 2019 Hackberry Ln Nashville TN 37206	Send Tax Bills To: Legacy Home Loans LLC 1036 Stearman Drive Suite 6 White House, Tn 37188	Tax Information: Tax Parcel ID No. 083 06 0 402.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James A. Polcer, III and Colleen M. Polcer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Simon and Laura Simon, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northeasterly part of Lot No. 63 on the Plan of Rolling Acres of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Northwesterly margin of Hackberry Lane at the corner of Lots Nos. 63 and 64; thence with the said Lane Southwestwardly 100 feet to a point 25 feet Northeast of the corner of Lots Nos. 62 and 63; thence Northwestwardly 162.8 feet, more or less, to the Southerly line of a lot marked "Fluty" on said Plan, being 24.6 feet East of the corner of said lots Nos. 62 and 63; thence with the Southerly line of the lot marked "Fluty" Eastwardly 65.4 feet to the common corner of lots Nos. 63, 64 and the lot marked "Fluty" thence with the line between lots Nos. 63 and 64 Southeastwardly 133.3 feet to the beginning.

Being the same property conveyed to James A. Polcer III and Colleen M. Polcer, husband and wife, by Warranty Deed from K & D Werks, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180418-0036456, in the Registerâ€™s Office of Davidson County, Tennessee, dated April 12, 2018 and recorded on April 18, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rolling Acres, as recorded in Plat Book 1130, Page(s) 34.

This is improved property located at 2019 Hackberry Ln Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of May, 2022.

James A. Polcer, III

Colleen M. Polcer

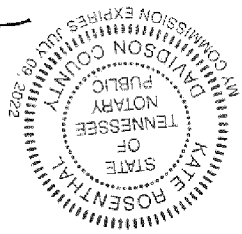
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James A. Polcer, III and Colleen M. Polcer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2022.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 05/20/2022 ____ (date of document).

Affiant Signature

05/20/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025