Karen Johnson Davidson County
Batch# 867709 **DEEDWARR**
06/06/2022 02:38:51 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20220606-0064809

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

File #22-KA-1125-Pilk

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie J. Carpenter, Trustee of The DEJALU Trust Agreement dated June 1, 2022	**New Owner**	
(NAME)	(NAME)	**142-13-0B-182.00-CO**
(ADDRESS)	(ADDRESS)	
(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, **THERESA ELLEN POLM, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE J. CARPENTER, TRUSTEE OF THE DEJALU TRUST AGREEMENT DATED JUNE 1, 2022, WITH THE FULL POWER, AUTHORITY, AND RIGHT TO SELL, MORTGAGE, LEASE, ENCUMBER, RENT AND CONVEY BY DEED, MORTGAGE, LEASE, DEED OF TRUST OR OTHERWISE ALL OR ANY PART OF THE PROPERTY WITHOUT THE JOINDER OF ANY BENEFICIARY.** 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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of First Revision, Riverside Subdivision, Phase 5-A of record in Plat at Instrument No. 20021107-0137078, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Theresa Ellen Polm, unmarried by Warranty deed from John Adrian Redd, III and Emma W. Redd, husband and wife of record in Instrument No. 20210405-0043805 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 5, 2021.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1125 Harpeth Mill Court, Nashville, TN 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 3rd day of June, 2022.

Theresa Ellen Polm by KA as attorney in fact

Theresa Ellen Polm by Kaz Arbogast, Attorney-In-Fact

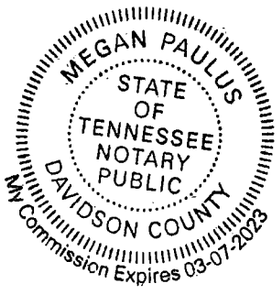
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, 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 THERESA ELLEN POLM, and who acknowledged he/she/they executed the same as the free act and deed of the said THERESA ELLEN POLM.

Witness my hand, at office, this 3rd day of June, 2022.

Megan Paulus

Notary Signature
My commission expires: 3/7/23



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204