Prepared by
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1187

Karen Johnson Davidson County
Batch# 1037559 DEEDWARR
08/11/2023 12 44.56 PM 2 pgs
Fees $13 00 Taxes $3,367 00

20230811-0062511

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alexis D. Whitcomb and Richard Lansing Whitcomb, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory Poland and Alison Poland, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Clearview, a Subdivision of Lots 7, 8, 12, 13, 16 and 17 of Ensworth and 35 to 41 inclusive of Manor Subd. of record in Plat Book 843, Page 8, 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 Robert S. King and wife, Alexis D. King by Warranty deed from John N. Dyslin, unmarried of record in Instrument No. 20010730-0080440 Register's Office for Davidson County, Tennessee, dated July 27, 2001 and recorded on July 30, 2001.

Being the same property conveyed to Alexis D. King by Quitclaim deed from Robert S. King of record in Instrument No. 20070913-0110000 Register's Office for Davidson County, Tennessee, dated August 07, 2007 and recorded on September 13, 2007.

Being the same property conveyed to Alexis D. Whitcomb and Richard Lansing Whitcomb, wife and husband, as tenants in common with rights of survivorship by Quitclaim deed from Alexis D. Whitcomb f/k/a Alexis D. King, a married woman of record in Instrument No. 20081028-0107385 Register's Office for Davidson County, Tennessee, dated October 27, 2008 and recorded on October 28, 2008.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 909 Estes Road, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Gregory Poland	Hometown Lenders, INC.	116-08-0-049.00
909 Estes Road	350 Bridge Street, Suites 116, 200 & 202	
Nashville, TN 37215	Huntsville, AL 35806	

WITNESS THE EXECUTION HEREOF this 7th day of August, 2023.

Alexis D. Whitcomb

Richard Lansing Whitcomb

State of Tennessee)
County of Davidson)

On this 7th day of August, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Alexis D. Whitcomb and Richard Lansing Whitcomb, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 910,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of August, 2023.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON