Karen Johnson Davidson County
Batch# 1051381 DEEDWARR
09/19/2023 09:39:09 AM 2 pgs
Fees: $13.00 Taxes: $1,587.30
20230919-0073354

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230800144

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$429,000.00

Kefetew A Afele
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
15th day of September, 2023

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kefetew A. Afele and Zenbech T. Kebede **373 Brewer Drive** **Nashville, TN 37211**	**SAME**	**161-08-0-062.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard Pollock, Executor of Gladys McClanhan Pollock Estate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kefetew A. Afele and Zenbech T. Kebede, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 84 on the plan of Southwood, as of record in Book 2663, Pages 125 and 126, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to James Edward Pollock, Sr. et ux Gladys M. Pollock, by Warranty Deed from James C. McCollum et ux Stella McCollum, dated 10/25/1976 and recorded 10/28/1976 in Book 5082, Page 639, in the Register's Office of Davidson County, Tennessee.
By Final Decree of Divorce, Case No. 80D-3167 filed in the Circuit Court for Davidson County, Tennessee, and recorded in Book 5711, Page 215, in the Register's Office of Davidson County, Tennessee, subject property was divested out of Gladys M. Pollock and vested solely in James Edward Pollock, Sr. The said James Edward Pollock, Sr. having since died testate on August 15, 1998, with his estate having been probate under Docket No. 98P-1575 in the Probate Court for Davidson County, Tennessee, in which James Edward Pollock, Jr. and Richard Lee Pollock were appointed Executors of his Estate. The said James Edward Pollock, Jr. and Richard Lee Pollock, Executors of the Estate of James Edward Pollock, Sr. having further conveyed subject property to James Edward Pollock, Jr. and Richard Lee Pollock, by Quitclaim Deed dated 2/17/1999 and recorded 2/18/1999 in Book 11344, Page 736, in the Register's Office of Davidson County, Tennessee. The said James Edward Pollock, Jr. and Richard Lee Pollock having further conveyed their interest in subject property to their mother, Gladys McClanahan Pollock, by Quitclaim Deed dated 2/17/1999 and recorded 2/18/1999 in Book 11344, Page 738, in the Register's Office of Davidson County, Tennessee. The said Gladys McClanahan Pollock having since died testate on July 5, 2019, with her estate being probated under Docket No. 19P-1659, in the Probate Court for Davidson County, Tennessee, in which Richard Pollock was appointed Executor of her Estate by Order to Probate filed 10/10/2019 and Supplemental Order filed 11/15/2019, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **373 Brewer Drive, Nashville, TN 37211**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 15th day of September, 2023.

Gladys McClanhan Pollock Estate

BY: _____

Richard Pollock, Executor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Pollock, Executor of Gladys McClanhan Pollock Estate the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 15th day of September, 2023.

Commission Expires:_____

_____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025