Karen Johnson Davidson County
Batch# 1054863 DEEDWARRSP
09/28/2023 08:07:30 AM 6 pgs
Fees: $33.00 Taxes: $5,735.00
20230928-0076009

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2023. Notary Public My commission expires: 3-25-24

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 25, 2024

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Kenneth J. Polly 3200 Belmont Boulevard Nashville, TN 37212	Same	11708022200

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY F. MCMILLEN** and **MARTHA F.**

THOMPSON (collectively, the "Grantors"), have bargained and sold, and by these presents do sell, transfer, and convey unto **KENNETH J. POLLY** (the "Grantee"), his heirs, and his assigns, effective as of the 27th day of September, 2023 (the "Effective Date"), that certain tract or parcel of land lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

This is improved property known as 3200 Belmont Boulevard, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, his heirs, and his assigns, forever; and Grantors covenant with the said Grantee that Grantors 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 Grantors further covenant and bind Grantors, their heirs, and their assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, and his assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantors, but not otherwise.

{Signature page to follow}

WITNESS our hands effective as of the Effective Date.

GRANTORS:

Mary F. McMillen

Martha F. Thompson

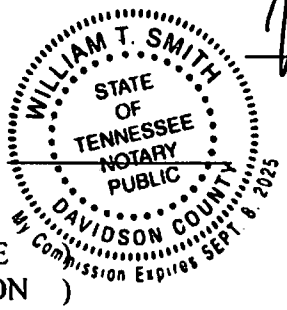
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY F. MCMILLEN**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of September, 2023.

Notary Public

My Commission Expires:



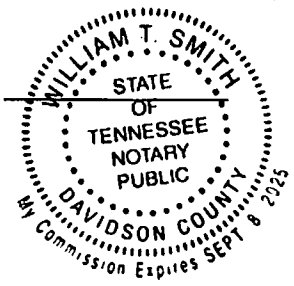
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA F. THOMPSON**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of September, 2023.

Notary Public

My Commission Expires:



910861.1/020230633

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the north part of Lot No. 17 on the Map of B. J. McCarthy's Subdivision, as of record in Book 421, page 170, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 17 fronts 34 1/2 feet on the south side of Gale Lane or Avenue and runs back between lines 197 feet on the east line, along the west line of Lot No. 16, and 154 feet on the west line, along the east margin of Belmont Boulevard, to a dead line in the rear, measuring 129 feet thereon.

Being the same property conveyed to A. D. McWhorter, Jr. and R. H. Franklin by deed from A. D. McWhorter, Jr. and R. H. Franklin DBA McWhorter & Franklin, Engineers, of record in Book 2860, page 91, Register's Office for Davidson County, Tennessee. The said A. D. McWhorter, Jr. and wife, Harriet Elizabeth McWhorter, conveyed A. D. McWhorter, Jr.'s one-half interest in the property to R. H. Franklin and wife, Hazel Ann Franklin, by deed of record in Book 2863, page 289, Register's Office for Davidson County, Tennessee. The said R. H. Franklin having since died testate on or about March 15, 1990, devising his one-half interest vested in R. H. Franklin, individually, by deed of record in Book 2860, page 91, Register's Office for Davidson County, Tennessee, to Hazel Ann Franklin pursuant to his Last Will and Testament admitted to probate in Docket No. 95163 in the Probate Court of Davidson County, Tennessee, and leaving Hazel Ann Franklin as the surviving tenant by the entirety as to the remaining one-half interest vested in R. H. Franklin and wife, Hazel Anne Franklin, by deed of record in Book 2863, page 289, Register's Office for Davidson County, Tennessee. The said Hazel Ann Franklin having since died testate on or about October 30, 1990. Pursuant to the Last Will and Testament of Hazel Ann Franklin, as admitted to probate in Docket No. 96256 in the Probate Court of Davidson County, Tennessee, said property was devised to Mary F. McMillen and Martha F. Thompson by Executor's Quitclaim Deed of record in Book 9092, page 569, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, which have been assumed by Grantee.

2. All matters shown on the Plan of record in Book 421, page 170, Register's Office for Davidson County, Tennessee.

3. Matters shown on the ALTA/NSPS Land Title Survey prepared by Patrick S. Coode, TN RLS No. 855, with Patrick Coode and Company, LLC, 144 Spring Valley Road, Nashville, TN 37214, dated August 8, 2023, File No. 223-113.

True Copy Certification

I, William T. Smith, 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 September 27, 2023.

Affiant Signature

Date: 9/27/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of September, 2023.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

