Register Return To: dd- L
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

NEW OWNER:

International Association of Bridge, Structural, and
Ornamental Ironworkers Local Union 492
2524 Dickerson Pike
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:

Land Title South, Inc.
3326 Aspen Grove Drive, 400
Franklin, TN 37067
22 L 448

SEND TAX BILLS TO:
International Association of Bridge, Structural, and
Ornamental Ironworkers Local Union 492
2524 Dickerson Pike
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1063112 **DEEDWARRSP**
10/20/2023 09 55:59 AM 3 pgs
Fees $18 00 Taxes $4,440 00

20231020-0082318

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($1,200,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **Edward M. Polk, Jr. and wife, Nancy Polk**, ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **International Association of Bridge, Structural, and Ornamental Ironworkers Local Union 492**, ("Grantee"), its successors and assigns, forever, the tract or parcel of land, situated and lying in the County of Davidson, bound and described as follows:

Being Lot No 2 on the Final Plat of the Polk Property Highway 70 S, of record in Instrument No. 20231010-0079421, Register's Office for Davidson County, Tennessee, to with plat reference is hereby made for a more complete and accurate description of said lot.

There is also conveyed a temporary access easement as is described in the Temporary Access Easement agreement being recorded simultaneously herewith in Instrument No. 20231010-0082317, Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to Edward M. Polk, Jr. and wife, Nancy Polk, by Warranty Deed, from Edward M. Polk, dated Febuary 10, 1970, recorded October 2, 1973, of record in Book 4751, page 746, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Edward M. Polk and wife, Martha E. Polk by Warranty Deed from Horace L. Levy and wife Emily B. Levy, dated November 22, 1947 of record in Book 1541, page 543, Register's Office for Davidson County, Tennessee. The said Martha E. Polk having since died in March 1948 and property vested in Edward M. Polk as surviving tenant by the entirety.

Also being part of the same property conveyed to Edward M. Polk, Jr. and wife, Nancy Polk, by Quitclaim Deed, from Ted R. Potter and wife, Patsy E Potter, and Edward M. Polk, Jr. and wife, Nancy Polk, dated April 1, 1987, recorded April 15, 1987, of record in Book 7204, page 388, Register's Office for Davidson County, Tennessee.

THIS IS AN UNIMPROVED PROPERTY known as: P/O **7750 Highway 70 S, Nashville, TN 37221**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, **BUT NOT FURTHER OR OTHERWISE.**

POSSESSION shall be given on the date of deed

PROPERTY TAXES for the current year shall be assumed by Grantee as of the date of deed

WITNESS MY SIGNATURE hereto this 6 day of October, 2023

Edward M. Polk, Jr.

Edward M. Polk, Jr.

Nancy Polk

Nancy Polk

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state Edward M Polk, Jr. and Nancy Polk, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 6th day of October, 2023

Notary Public

My Commission Expires _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp June, 17, 2026
COUNTY OF WILLIAMSON

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The actual consideration or value, whichever is greater, for this transfer is **$1,200,000.00**.

AFFIANT

Sworn to and subscribed to before me this the 6 day of October, 2023.

NOTARY PUBLIC

My commission expires. _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp June, 17, 2026
COUNTY OF WILLIAMSON

MAP & PARCELS: P/O 12700007600 and & P/O 12700007600