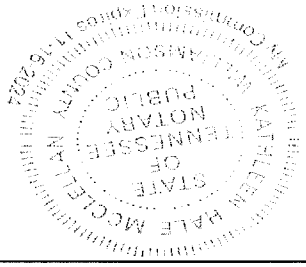
Karen Johnson Davidson County
Batch# 1063494 DEEDWARR
10/20/2023 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20231020-0082589



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew E. Pollard and Howard C. Williams, III	New Owner	082-09-0-18100
(NAME) 1329 4th Ave North	(NAME)	
(ADDRESS) Nashville TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

JOHN W. MARSHALL AND DIANE L. MARSHALL, HUSBAND AND WIFE,

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

MATTHEW E. POLLARD, AND HOWARD C. WILLIAMS, III, A MARRIED COUPLE,

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:

Being the South 32.9 feet of the North 65.8 feet of the East 92.6 feet of Lot No 58 on the Plan of D.T. McGavock's First Addition to Nashville, of record in Plat Book 10 at Page 606 to 609, Register's Office for Davidson County, Tennessee. Said part of lot fronts 32.9 feet on the Westerly side of 4th Avenue North and runs back between parallel lines 92.6 feet to a dead line.

Being the same property conveyed to John W. Marshall and Diane L. Marshall, husband and wife by Deed dated June 19, 2015 from Joseph McKinney and Heidi L. McKinney, husband and wife, recorded June 22, 2015, in Instrument Number 20150622-0059314, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This *Improved* property is commonly known as: 1329 4th Avenue North, Nashville, TN 37208

LT&E File #20502

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 my/our hand(s) this 19th day of October, 2023

John W. Marshall

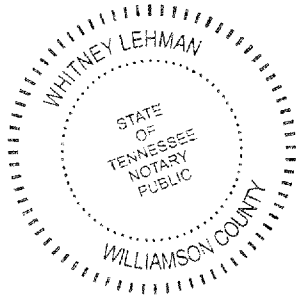
Diane L. Marshall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of October, 2023, before me personally appeared John W. Marshall and Diane L. Marshall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of October, 2023.

Notary Signature
My commission expires: 1/28/2024



LT&E File #20502

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/19/2023.

Date

Affiant Signature

10/20/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of October, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

