THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6821-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 645,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Dec, 2023. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley Pollard	New Owner	093-13-0C-187-00
600 12th Avenue South Unit 819		
Nashville, TN 37203		
(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, **Mariann Bagley, married and Alyssa Bagley, married**

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

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 819 of Icon in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed Establishing Icon in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The Icon in the Gulch Mid-Rise Condominium constitutes the Mid-Rise Unit in the Icon in the Gulch Master Condominium, as established by the Master Deed Establishing Icon in the Gulch Master Condominium, of record as Instrument No. 20080423-0041665, said Register's Office. Reference is hereby made to the plat of Icon in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing Icon in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Mariann Bagley and Alyssa Bagley, tenants in common with right of survivorship by Warranty deed from Thomas L. May and wife, Lorraine J. May, and Alexandra T. May and husband, John F. Mason, II, spouse of the grantor of record in Instrument No. 20150902-0089336 Register's Office for Davidson County, Tennessee, dated August 24, 2015 and recorded on September 02, 2015.

Carlton Anderson, joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Alyssa Bagley.

Subject property has never been the marital or primary residence of the herein named Mariann Bagley or her spouse.

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 is __ unimproved _X_ improved property known as **600 12th Avenue South Unit 819, Nashville, TN 37203**

Karen Johnson Davidson County
Batch# 1080700 DEEDWARR
12/12/2023 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20231212-0095578

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 the 8th day of December 2023.

Mariann Bagley

Alyssa Bagley by Mariann Bagley Atty in Fact
Alyssa Bagley
By: Mariann Bagley, Attorney in Fact

Carlton Anderson by Mariann Bagley Atty in Fact
Carlton Anderson
By: Mariann Bagley, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mariann Bagley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8 day of Dec, 2023.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mariann Bagley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Alyssa Bagley,** as her Attorney in Fact, as the free act and deed of the within named **Alyssa Bagley.**

Witness my hand and official seal this the 8 day of Dec, 2023.

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mariann Bagley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Carlton Anderson,** as his Attorney in Fact, as the free act and deed of the within named **Carlton Anderson.**

Witness my hand and official seal this the 8 day of Dec, 2023.

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec 8, 23 (date of document).

Jennifer L. Pennell

Dec 11, 23
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11 day of Dec, 2023.

Notary Signature

My Commission Expires: _____

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026