Name and address of new owner:
Send tax bills to:
Immutable Holdings Corporation
5900 Balcones Drive, Suite 100
Austin, TX 78731

Karen Johnson Davidson County
Batch# 1117297 DEEDWARR
04/02/2024 12:14:30 PM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20240402-0022932

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
STEWART TITLE COMPANY
500 N BROADWAY, SUITE 900
ST. LOUIS, MO 63102
File No. SPEPUR24665697

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 105 10 0 334.00

WARRANTY DEED

This Deed executed this 25 day of March 20 24, for good consideration, I (We) **Gregory S. Pohl, An Unremarried Widower and Surviving Tenant in Common of Daniel S. Bray AKA Daniel Sheerin Bray, Deceased (Date of Death 10/31/2022)** whose mailing address is 1505 Dresden Circle Nashville, TN 37215, hereby bargain, deed, and convey to **Immutable Holdings Corporation** whose mailing address is 5900 Balcones Drive, Suite 100, Austin, TX 78731, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING THE SOUTH 20 FEET OF LOT NO. 3 AND THE NORTH 20 FEET OF LOT NO. 4, BLOCK 17, ON THE PLAN THAT CERTAIN BLOCK OF THE YARBROUGH SUBDIVISION OF WOODLAND AS SHOWN ON PLAT OF RECORD BOOK 161, PAGE 87, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Gregory S Pohl and Daniel S Bray, as equal tenants in

common by Quit Claim Deed from Gregory S Pohl, dated May 10, 2022, recorded on May 25, 2022 as Instrument 20220525-0060915. Daniel S. Bray AKA Daniel Sheerin Bray departed this life on October 31, 2022.

APN: 105 10 0 334.00
Property Address: 2012 WHITE AVENUE, NASHVILLE, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 25 day of March, 2024.

Gregory S. Pohl

Gregory S. Pohl

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 25 day of March, 2024, before me personally appeared **Gregory S. Pohl** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.
(Seal)

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires 09/02/26

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $825,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Gregory S. Pohl
Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 25 day of March, 20 24.

Notary Public
My Commission Expires: 09/02/24



Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 3/25/24 (date of document).

Cheri Hackethal
Affiant Signature

3/29/24
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 29th day of March, 2024.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097