WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Stone Cole and Carolyn Devon Malick	Champions Funding, LLC	
(NAME)	(NAME)	131-01-1D-002.00-CO
3303 Hobbs Road	365 East Germann Road, Suite 140	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Gilbert, AZ 85297	
(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, **DANIEL WILLIAMS POLK AND ELIZABETH GEDNEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY STONE COLE AND CAROLYN DEVON MALIK, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 3301 Hobbs Road, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20181005-0099345, as amended in Instrument Number 20181011-0100969, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "1" to said Amended Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Williams Polk and Elizabeth Gedney, husband and wife, by Warranty Deed from Build Nashville DBH, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190918-0094761 Register's Office for Davidson County, Tennessee, dated September 17, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3303 Hobbs Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Johnson Davidson County
Batch# 1120217 DEEDWARR
04/08/2024 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20240408-0024804

CH2024-295

Witness my hand this 5 day of April, 2024

DANIEL WILLIAMS POLK
+Daniel Williams Polk

BY: Elizabeth Gedney, as Attorney-in-Fact
ELIZABETH GEDNEY, AS ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 2024, before me personally appeared Elizabeth Gedney, to me known to be the person who executed the foregoing instrument on behalf of Daniel Williams Polk and acknowledged that she executed the same as the free act and deed of Daniel Williams Polk.

Witness my hand and official seal this 5th day of April, 2024

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires:

Notary Public
My Commission Expires 10/4/27

Witness my hand this 5th day of April, 2024

ELIZABETH GEDNEY

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 Elizabeth Gedney, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2024.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

CH2024-295

True Copy Certification

I, **Pam Autry,** 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 this the 5 day of April, 2024.

Affiant Signature

Date 4/5/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027