WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1131995 DEEDWARR
05/07/2024 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20240507-0033652

File #24-PA-1428-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 05-09-2026

TUWANA J. BRYANT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Wiley and Jaylend Wiley	**New Owner** c/o Wilson Bank + Trust	
(NAME)	(NAME)	
1428 Pawnee Trl	207 Legends Drive	**053 14 0 089.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TYRONE E. POLLOCK AND CARYN POLLOCK, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JAMES D. WILEY, AN UNMARRIED PERSON AND JAYLEND WILEY, AN UNMARRIED PERSON AND LUNDON WILEY, AN UNMARRIED PERSON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, beginning at a point marked with an iron pin, in the Westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930 in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee. Said point of beginning being 985.8 feet, more or less (Southerly with the Westerly margin of said Pawnee Trail) from the Southern margin of Nawakwa Trail, and the intersection of said Pawnee Trail, being the Southeasterly corner of a tract or parcel of land conveyed to Joseph E. Fox and wife, by deed of record in Book 2036, Page 364, Register's Office for Davidson County, Tennessee; thence with the Westerly margin of Pawnee Trail South 44 degrees 23 minutes East 100 feet to a point marked with an iron pin; thence South 45 degrees 37 minutes West 150 feet, more or less, to a point marked with an iron pin; thence North 44 degrees 23 minutes West 100 feet to a point marked with an iron pin; thence North 45 degrees 37 minutes East 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Tyrone E. Pollock and Caryn Pollock, husband and wife, by Warranty Deed from Mitchell Dan Steele and Emily Margaret Berndt Steele, husband and wife, of record in Instrument No. 20210720-0097451, in the Register's Office of Davidson County, Tennessee, dated July 16, 2021 and recorded on July 20, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Nawakwa Hills, as recorded in Plat Book 843, Page(s) 36 and 37.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 1428 Pawnee Trail, Nashville, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd day of May, 2024.

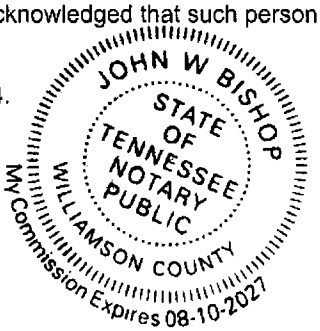
Tyrone E. Pollock

Caryn Pollock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2024, before me personally appeared Tyrone E. Pollock, 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 2nd day of May, 2024.

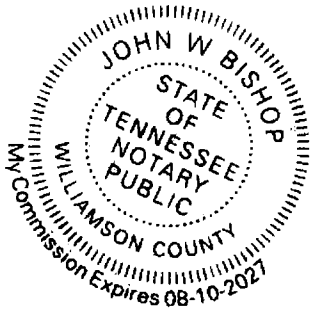


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2024, before me personally appeared Caryn Pollock, 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 2nd day of May, 2024.



Notary Signature
My commission expires:

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 MAY 2, 2024

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 5/2/2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 05/2/2024

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

