WARRANTY DEED

Karen Johnson
Batch # 1137357
05/20/2024 03:19:07 PM
Fees: $13.00 Taxes: $2,849.00

Davidson County
DEEDWARR
2 pgs

20240520-0037484

Y-P-24-414-3

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Rebecca B. McNamee Revocable Living Trust dated October 5, 2018	**NEW OWNER**	
(NAME)	(NAME)	**104-01-0O-003.00-CO**
4616 Skymont Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **FRANKLIN J. POGUE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA B. MCNAMEE AND MARC T. MCNAMEE, CO-TRUSTEES OF THE REBECCA B. MCNAMEE REVOCABLE LIVING TRUST DATED 2018,** 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, being Unit No. 3, together with the appurtenant interest in the common elements of Acklen Cottages, a Horizontal Property Regime with Private Elements established by Declaration of record in Instrument No. 20130619-0062577 and amendment in Instrument No. 20170317-0026476, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Franklin J. Pogue, a single man by Warranty Deed from Tyler J. Barnes, married of record in Instrument No. 20160601-0054908 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on June 01, 2016.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 55, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Acklen Cottages, a Horizontal Property Regime with Private Elements with By-Laws of Acklen Cottages Owner Association appended thereto as Exhibit "C" of record in Instrument Number 20130619-0062577, and Amended in Instrument No. 20170317-0026476, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Site Plan of Acklen Cottages, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration of record in Instrument Number 20130619-0062577, Register's Office for Davidson County, Tennessee
- Charter of Acklen Cottages Owner Association of record in Instrument Number 20130624-0064771, Register's Office for Davidson County, Tennessee.

- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130513-0048156, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20130516-0049340, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20130516-0049450, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Public Utility of record in Instrument Number 20130530-0054163, in the Register's Office for Davidson County, Tennessee.
- Easement Deed By Court Order in Settlement of Landowner Action of record in Instrument Number 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **414 Acklen Park Drive #3, Nashville, Tennessee 37205**.

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 14th DAY OF MAY, 2024.

Franklin J. Pogue

Elizabeth Pogue

Elizabeth Pogue, spouse of Franklin J. Pogue, hereby joins in this conveyance and does transfer and convey any and all marital interest Elizabeth Pogue may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANKLIN J. POGUE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH POGUE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH POGUE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212