WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $540,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 06/11/2024. NOTARY PUBLIC MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 1146061 DEEDWARR
06/11/2024 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20240611-0043759

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

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-11087-NASII

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Michael Pollard and David Gonzalez	New Owner	058-07-0B-069.00-CO
1101 Arroyo Drive		
Nashville, TN 37218		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Madeleine A. Collier, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Pollard, an unmarried man, and David Gonzalez, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of A Final Plat for The Crossing at Drakes Branch, Phase 1B of record in Plat at Instrument No. 20210224-0023311, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to SDH Nashville LLC, a Georgia Limited Liability Company by Special Warranty deed from DB Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210624-0085901 Register's Office for Davidson County, Tennessee, dated June 18, 2021 and recorded on June 24, 2021.

Being the same property conveyed to Madeleine A. Collier and Brendan P. Johansen, as joint tenants with right of survivorship by General Warranty Deed from SDH Nashville LLC, a Georgia limited liability company of record in Instrument No. 20220502-0050624 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 2, 2022.

Being the same property conveyed to Madeleine A. Collier by Quit Claim Deed from Brendan P. Johansen of record in Instrument No. 20231222-0098632 Register's Office for Davidson County, Tennessee, dated August 9, 2023 and recorded on December 22, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1101 Arroyo Drive Nashville, TN 37218

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on June 11, 2024.

Madeleine A. Collier by: J. Carlton Drumwright, Attorney in Fact

Madeleine A. Collier by J. Carlton Drumwright, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Madeleine A. Collier, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Madeleine A. Collier , and is authorized by Madeleine A. Collier to execute this instrument on her behalf.

Witness my hand and official seal, this June 11, 2024.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 2024-11087-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 June 11, 24 (date of document).

Jennifer L. Pennell

June 11, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

