Karen Johnson Davidson County
Batch# 1162071 DEEDWARR
07/25/2024 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20240725-0056103

WARRANTY DEED

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/28/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 240202

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lisa Pollock	Community Mtg Corporation	073-16-0A-207.00
(NAME)	(NAME)	
207 Cumberland Trace	142 Timber Creek Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Cordova, TN 38018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 Dollars ($299,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ROBERT L. MCDONALD THE DEVISEES OF THE ESTATE OF WILLIAM E. MCDONALD, DECEASED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LISA POLLOCK, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 207 as shown on the Plat of CUMBERLAND TRACE of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowners'Association, all as described in Book 6218, Page 528, said Register's Office.

Being the same property conveyed to William L. McDonald and wife Helen H. McDonald by Warranty Deed from Darrell M. Maggard and wife, Bonnie J. Maggard dated January 2, 2002 and recorded January 3, 2002 in Instrument No. 20020103-0001270, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William E. McDonald and wife, Helen H. McDonald by Quitclaim Deed from William E. McDonald (aka William L. McDonald) and wife, Helen H. McDonald (to correct name) dated July 25, 2011 and recorded August 1, 2011 in Instrument No. 20110801-0058914, Register's Office of Davidson County, Tennessee.

Said Helen H. McDonald died on January 2, 2023; leaving William E. McDonald as the fee simple owner of the subject property.William E. McDonald died testate on March 19, 2024. His Last Will and Testament was filed for Probate under Case No. 24P-722, Probate Court of Davidson County, Tennessee. In accordance with the terms of the Will, Robert L McDonald are named as executor of the subject property.

unimproved ☐
This is improved ☒ property, known as 207 Cumberland Trace, Nashville, TN 37214
(House No.) (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.

Witness our hands this 24th day of July, 2024.

BY: _____
Robert L. McDonald, Executor

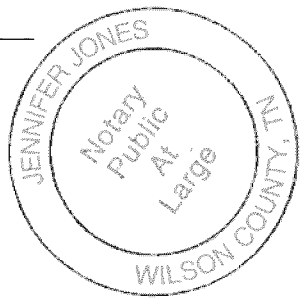
STATE OF TENNESSEE
COUNTY OF WILSON
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert L. McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of William E. McDonald, the within named bargainor, and as such Executor executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 24th day of July, 2024.

_____
Notary Public

Printed Name: Jennifer Jones

My Commission Expires: March 2, 2025



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 7/24/24 *(date of document)*.

Custodian's Signature

7/24/24
date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 24th day of July, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON