Karen Johnson Davidson County
Batch# 1194181 DEEDWARR
10/16/2024 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $3,774.00
20241016-0080225

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS 38342
$1,020,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of October, 2024.
My commission expires:

KELLY E. COX NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tony Pollard	Bartlett Mortgage, Inc.	048-04-001.00
(NAME)	(NAME)	
3949 Lloyd Rd.	2860 Stage Village Cv.	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Bartlett, TN 38134	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Mark Nardin and Jennifer Nardin, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tony Pollard , unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Ole Orchard, Phase 1 of record in Plat at Instrument No. 20010705-0071806, 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 the same property conveyed to Mark Nardin and Jennifer Nardin, husband and wife, by deed from Sandra Jean Connor, unmarried, of record in Instrument No. 20230613-0044793, dated June 9, 2023, said Register's Office.

This property is __unimproved _X_improved property known as: 3949 Lloyd Rd., Whites Creek, TN 37189.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of October, 2024.

Mark Nardin

Jennifer Nardin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Nardin and Jennifer Nardin, the herein 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 15th day of October, 2024.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, George Mudter, 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 10/15/24 (date of document).

Affiant Signature

10/16/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

