This instrument prepared by:
Icon Title, LLC
450 Saint Andrews Drive
Murfreesboro, TN 37128
File Number: 12-4600-AJ

Karen Johnson Davidson County
Batch# 1207172 DEEDWARR
11/20/2024 01:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,990.60
20241120-0090507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $538,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2024.

Notary Public
My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph A. Hailey 430 Bellingrath Drive Nashville, TN 37211	CROSSCOUNTRY MTG, LLC 2160 SUPERIOR AVE CLEVELAND, OH 44114	147 02 0 024.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey Scott Pollard, Executor of The Estate of Patsy Pollard, William Robert Pollard, a married man, Michael Kevin Pollard, a married man and Jeffrey Scott Pollard, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Joseph A. Hailey, an unmarried man** (individually and/or collectively, "Grantee"), 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. 151 on the Plan of ABBAY HALL, SECTION II, of record in Plat Book 2331, Page 38, in Registers Office of said County.

Said Lot No. 151 fronts 78.6 feet on the Northerly side of Bellengrath Drive and runs between lines, 220.2 feet on the Easterly line and 222 feet on the Westerly line to a dead line in the rear, measuring 78.6 feet thereon.

Being the same property conveyed to Robert L. Pollard or Patsy D. Pollard, by Quitclaim Deed from George E. Dauberman (a widow person), of record in Instrument No. 20130628-0066856, in the Register's Office of Davidson County, Tennessee, dated June 28, 2013, and recorded on June 28, 2013.
The said Robert L. Pollard died on January 09, 2020, intestate, then Patsy D. Pollard died on October 07, 2023, testate. See Probate Case No. 24P6, Davidson County Probate Court.

This Instrument executed on behalf of William Robert Pollard and Michael Kevin Pollard, ("Principal") by Jeffrey Scott Pollard pursuant to the Power of Attorney of record in Instrument Number 202411200090506 and Instrument Number 202411200090505, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference. Subject property was never primary residence for grantors and/or spouses.

This is improved property located at: **430 Bellingrath Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee, who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November, 2024.

GRANTOR:

The Estate of Patsy Pollard

By: _____
Jeffrey Scott Pollard, Executor

William Robert Pollard by Jeffrey Scott Pollard, his Attorney-In-Fact

Michael Kevin Pollard by Jeffrey Scott Pollard, his attorney in fact

Jeffrey Scott Pollard

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Scott Pollard, individually and as Executor of The Estate of Patsy Pollard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of November, 2024.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Scott Pollard the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of William Robert Pollard and Michael Kevin Pollard ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 18th day of November, 2024.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202411200090507

EXHIBIT "A"
TO Warranty Deed
From: Jeffrey Scott Pollard, Executor of The Estate of Patsy Pollard, William Robert Pollard, Michael Kevin Pollard, and Jeffrey Scott Pollard
To: Joseph A. Hailey

STATE OF TENNESSEE
COUNTY OF Rutherford

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 18th day of November, 2024.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 18, 2024.

Affiant Signature

19th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028