WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242319 DEEDWARR
03/03/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250303-0015297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Fantasia McLean and Katrina Coleman	SEND TAX BILLS TO: NEW OWNERS	MAP-PARCEL NUMBERS
(NAME) 5170 HICKORY HOLLOW PKWY #823	(NAME) 5170 HICKORY HOLLOW PKWY #823	163050A03000CO
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS) ANTIOCH, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mary E. Pollera, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fantasia McLean and Katrina Coleman** , HEREINAFTER CALLED THE GRANTEE, 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 30 on the Plan of Hickory Hollow Townhomes (Mill Park) Phase I, of record in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee,e to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary E. Pollera, unmarried, by virtue of that certain Warranty Deed dated November 30, 2017, and being of record at Instrument No. 20171201-0122804 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5170 Hickory Hollow Pkwy #823 Antioch, TN 37013
(House Number) (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 my hand this 28th day of February, 2025.

Mary E. Pollera

Mary E. Pollera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mary E. Pollera**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2025.

CORI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Notary Public
My Commission Expires: 7-3-28

Certificate of Authenticity

I, Holly A Mason, 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 2/28/25.

Affiant Signature

2/28/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of February, 2025

Notary's Signature

Notary Seal

My Commission Expires: 11-3-25