Karen Johnson Davidson County
Batch# 1252396 DEEDWARR
03/26/2025 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20250326-0022798

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-1295

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of March, 2025

Notary Public

Commission Expires: 9-11-26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Voda and Christina Pollock 921 Holgate Court Nashville, TN 37221	Rocket Mtg 1050 Woodward Ave Detroit MI 48226	141-05-0A-039.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Bradley T. Prickett and Valbona K. Prickett, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Voda, an unmarried man and Christina Pollock, a single woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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. 39 on the Plan of Final Plat, Avondale Park, Phase 1, Section 1A, of record in Plat at Instrument No. 20080226-0018937, 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 Bradley T. Prickett and Valbona K. Prickett, husband and wife, by Warranty Deed from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20190417-0035519 Register's Office for Davidson County, Tennessee, dated April 17, 2019 and recorded on April 17, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 921 Holgate Court, Nashville, TN 37221

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 so 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.

Dated this the 25th day of March, 2025.

Bradley T. Prickett

Valbona K. Prickett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2025, before me personally appeared Bradley T. Prickett and Valbona K. Prickett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of March, 2025.

Notary Signature
My commission expires: 2-22-2026

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/22/2026 DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/25/2025 (date of document).

Emma Howard
Affiant Signature

3/25/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 25 day of March, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL