Karen Johnson Davidson County
Batch# 1272217 DEEDWARR
05/12/2025 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20250512-0037308

WARRANTY DEED

File No. EM-25-9594

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08.16.2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard B. Pombo and Sally G. Pombo	Richard B. Pombo and Sally G. Pombo	
(NAME) 32 Balboa Dr	(NAME) 32 Balboa Dr.	173-09-0A-653.00-CO
(ADDRESS) Latham, NY 12110	(ADDRESS) Latham, NY 12110	
(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, I/we, **Abigail Stricklin and Daniel Duncan, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard B. Pombo and Sally G. Pombo, a married couple**, 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 No. 772 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 Abigail Stricklin, a single woman by Warranty Deed from Marcia D. Adams, an unmarried woman of record in Instrument No. 20211209-0163107 Register's Office for Davidson County, Tennessee, dated December 03, 2021 and recorded on December 09, 2021.

Abigail Duncan F/K/A Abigail Stricklin, married Daniel Duncan November 17th 2024.

This is property more commonly known as 4350 Barnes Cove Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 12th day of May, 2025.

Abigail Stricklin

Daniel Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2025, before me personally appeared Abigail Stricklin and Daniel Duncan, 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 12th day of May, 2025.

Notary Signature
My commission expires: 12/2/28

DANIELLE CRANE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, **Pam Autry,** 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 this the 12 day of May, 2025.

Affiant Signature

Date 5/12/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

