Karen Johnson Davidson County
Batch# 1350905 DEEDWARR
11/26/2025 07:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20251126-0094308

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-3017

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of November, 2025

Notary Public

Commission Expires: 3-21-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Faris A. Bedawi 6649 Nolensville Rd Brentwood, TN 37027	NEW OWNER 6649 Nolensville Rd Brentwood, TN 37027	162-09-0-016.00

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,

Basil F. Pollard, a married man

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

Faris A. Bedawi, an unmarried man

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. 10 on the Revised Plat of Section Six, Cedarwood Estates, of record in Plat Book 5200, Page 196, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Basil F. Pollard by Warranty Deed from Waddell H. Wright of record in Instrument No. 20080502-0045017 Register's Office for Davidson County, Tennessee, dated April 30, 2008 and recorded on May 02, 2008. His spouse Linda D. Field-Pollard, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

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: 613 & 615 Cedar Ct, Nashville, TN 37211

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 19th day of November, 2025.

Basil F. Pollard

Basil F. Pollard

STATE OF TENNESSEE
COUNTY OF Wilson

On this 19th day of November, 2025, before me personally appeared Basil F Pollard and Linda D Field-Pollard, 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 19th day of November, 2025.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

I, Kayla Praserzny, 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 11-19-25 (date of document).

Affiant Signature

Date: 11-19-25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3.21.2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM