WARRANTY DEED

(SEAL)

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $708,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

File #26-TL-1329-COMP

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lake Dog LLC	NEW OWNER	
(NAME)	(NAME)	
390 Green Harbor Road		**082 09 0 181.00**
(ADDRESS)	(ADDRESS)	
Green Hill, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MATTHEW E. POLLARD AND HOWARD C. WILLIAMS, III, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LAKE DOG LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being the South 32.9 feet of the North 65.8 feet of the East 92.6 feet of Lot No 58 on the Plan of D.T. MCGAVOCK'S FIRST ADDITION to Nashville, of record in Plat Book 10 at Page 606 to 609, Register's Office for Davidson County, Tennessee. Said part of lot fronts 32.9 feet on the Westerly side of 4th Avenue North and runs back between parallel lines 92.6 feet to a dead line.

Being the same property conveyed to Matthew E. Pollard, and Howard C. Williams, III, a married couple, by Warranty Deed from John W. Marshall and Diane L. Marshall, husband and wife, of record in Instrument No. 20231020-0082589, in the Register's Office of Davidson County, Tennessee, dated October 19, 2023, and recorded on October 20, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D.T. MCGAVOCK'S FIRST ADDITION, as recorded in Plat Book 10, Page(s) 606-609.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1329 4th Ave N, Nashville, TN 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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

Karen Johnson Davidson County
Batch# 1388532 DEEDWARR
03/04/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,841.60
20260304-0017517

Witness my/our hand(s) this the 4th day of March, 2026.

Matthew E. Pollard

Howard C. Williams, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2026, before me personally appeared Matthew E. 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 4th day of March, 2026.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

On this 4th day of March, 2026, before me personally appeared Howard C. Williams, III, 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 4th day of March, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 March 4, 2026

Affiant Signature

3/4/2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 4 day of March, 2026.

Notary Public

Notary's Seal:

