Karen Johnson Davidson County
Batch# 1409773 DEEDWARR
04/22/2026 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260422-0033246

SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $475,000.00. Affiant Subscribed and sworn to before me, this 20th day of April, 2026. Notary Public My commission expires: 3-20-2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marjorie J. Bass	**New Owner**	**142-07-0C-049.00CO**
246 Myhr Green		
Nashville, TN 37221		

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, WE,

Lee Pollak and Gayle Pollak, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marjorie J. Bass,

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:

Being a certain Condominium Apartment in Davidson, County, Tennessee, being Unit No. 48 of the Ashley Green Condominiums, Phase IV, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashley Green Condominiums, of record in Book 7184, Page 44, and Corrected in Book 7467, Page 279, and amended by 1st Amendment to Master deed for Ashley Green, of record in Book 7482, page 312, and in Instrument No. 20114101-0084880, (Register's Office for Davidson County, Tennessee, (collectively "the Master Deed") including without limitation the By-Laws appended thereto, of record in Book 7184, Page 71, Said Register's Office, together with the undivided Percentage interest in the Common Elements appurtenant to said Unit, as set Forth in said Master Deed. Reference is hereby made to the plan of Ashley Green Condominiums, of record in Book 7184, Page 44, as set out on Exhibit "C" to the Master Deed, said Register's Office, for a more complete identification and description of such Unit.

Being all of the property conveyed to Lee Pollak and Gayle Pollak, by deed from Katherine Ann Dykes and William Benjamin Dykes and Marie Amelia Dykes, of record in Instrument No. 20211022-0141991, dated October 15, 2021, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Sewer Line Easement of record in Book 6483, Page 907, in the Register's Office for Davidson County, Tennessee.
c. Easement to state of Tennessee of record in Book 5407, Page 643, in the Register's Office for Davidson County, Tennessee.
d. Easement to Harpeth Valley Utility District of record in Book 5374, Page 511 and Instrument No. 20060724-0088823, in the Register's Office for Davidson County, Tennessee.
e. Tenancy in Common Agreement of record in Instrument No. 20190426-0038768, in the Register's Office for Davidson County, Tennessee.

f. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20170206-0012423, in the Register's Office for Davidson County, Tennessee.
g. Master Deed of record in Book 7184, Page 44, amended in Book 7482, Page 312 and Instrument No. 20111101-0085880, Register's Office for Davidson County, Tennessee.
h. By Laws of record in Book 7184, Page 71, Register's Office for Davidson County, Tennessee.
i. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 246 Myhr Green, 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 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(s) this 20th day of April, 2026.

Lee Pollak

Gayle Pollak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Lee Pollak and Gayle Pollak, husband and wife,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2026.

Notary Signature
My commission expires: 3-24-2027

EMILY H PROPHET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/24/2027
COUNTY OF WILLIAMSON

File #: 26-110

Certificate of Authenticity

I, Emily Prophet, 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

4.20.2026.
Date

E Prophet
Affiant Signature

April 20, 2026

State of TN
County of Williamson

Sworn to and subscribed before me this 20th day of April, 2026

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY