# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 3.21.2028
(AFFIX SEAL)

BG-C-26-1205

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1415186 DEEDWARR
05/04/2026 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20260504-0039408

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ncieni Henri Joel Lohoua** | United Wholesale Mortgage, LLC | |
| (NAME) **1205 Cline Ave** | (NAME) 700 South Blvd. East | **083-01-0-003.00** |
| (ADDRESS) **Nashville, TN 37206** | (ADDRESS) Pontiac, MI 48341 | |
| (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, **SHARIKA GIDDENS N/K/A SHARIKA POLLARD, A MARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NCIENI HENRI JOEL LOHOUA, A SINGLE MAN,** 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 Lot No. 1 on the Plan of Jewell Place of record in Plat Book 2854, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 57 feet on the Easterly line of Cline Avenue and runs back between lines 140 feet on the North line and 117 feet on the South line to a dead line in the rear on which it measures 61.5 feet.

Being the same property conveyed to Sharika Giddens, an unmarried woman by Warranty Deed from Creative REI, LLC of record in Instrument No. 20220921-0104870 Register's Office for Davidson County, Tennessee, dated September 13, 2022 and recorded on September 21, 2022.

Mitch Pollard, spouse of Sharika Pollard, hereby joins in this conveyance and does transfer and convey any and all marital interest Mitch Pollard may have in and to the above-described tract or parcel of land.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 93, Register's Office for Davidson County, Tennessee.
- Scrivner's Affidavit of record in Instrument No. 20260429-0037898, Register's Office for Davidson County, Tennesse.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1205 Cline Ave, Nashville, Tennessee 37206**.

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.

Witness my/our hand(s) this the 30th DAY OF ~~MAY;~~ April (W) 2026.

Sharika Pollard

Sharika Pollard

Mitch Pollard

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARIKA POLLARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCH POLLARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 30th DAY OF APRIL, 2026.

Sharika Pollard

Mitchell Pollard
a/k/a Mitch Pollard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARIKA POLLARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL POLLARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/06/2027
CHEATHAM COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kirsten Virden, 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 4-30-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 4-30-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of April, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

