Karen Johnson Davidson County
Batch# 1466668 DEEDWARR
09/01/2026 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20260901-0080849

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $215,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 26th day of August, 2026.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEILL
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 1, 2030
COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kelly Kirby and Charles S. Mitchell, Jr.	SAME AS NEW OWNER	149 13 0 054.00
(NAME)	(NAME)	
941B Gale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jeffrey Scott Pollard, a married man and David Mark Petty, an unmarried man, as tenants in common,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kelly Kirby, a married man and Charles S. Mitchell, Jr., a married man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 47, as shown on the map entitled Debra Heights, Section Three, of record in Plat Book 4175, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 47 fronts 75.00 feet on the Northerly margin of Bowfield Drive and extends back 146.26 feet on the Westerly side and 155.74 feet on the Easterly side to a line on the rear, measuring 75.60 feet thereon.

Being the same property conveyed to JEFFERY SCOTT POLLARD, A MARRIED MAN, (erroneously referenced as Jeffery Scott Pollard) DAVID MARK PETTY, A SINGLE MAN, AND ANTHONY CHAPMAN, A SINGLE MAN, by deed from ONEKEY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND WALKING BRIDGE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20260408-0028556, dated April 7, 2026, said Register's Office.

JEFFREY SCOTT POLLARD, DAVID MARK PETTY, AND ANTHONY CHAPMAN, conveyed said property to JEFFREY SCOTT POLLARD, A MARRIED MAN, AND DAVID MARK PETTY, AN UNMARRIED MAN, AS TENANTS IN COMMON, by Quitclaim Deed of record as Instrument No. 20260408-0028557, dated April 7, 2026, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 4760 Bowfield Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of August, 2026.

Jeffrey Scott Pollard

David Mark Petty

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Scott Pollard and David Mark Petty, the herein 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 26th day of August, 2026.

Notary Public
My Commission Expires



Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 8-26-26.

Affiant Signature

8-26-26
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 26 day of August, 2026

Notary Signature
My commission expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY