WARRANTY DEED

Karen Johnson
Batch # 1480562
10/05/2026 10:22:15 AM
Fees: $13.00 Taxes: $1,331.63

Davidson County
DEEDWARR
2 pgs

20261005-0091378

State of Tennessee
County of ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Karen Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JACOB THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2029

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Amanda Roe Richard James Roe	Princeton mortgage corporation	06509002000
(NAME)	(NAME)	
4889 Big Horn Drive	439 Grand Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Ewing, NJ 08628	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Patricia Clark-Kilgore and Thomas A. Kilgore, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amanda Roe and Richard James Roe, wife and husband,** 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. 50 on the Plan of Sherwood Forest, Section 2, as of record in Plat Book 4300, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to JAMES POLLOCK, SR. and PATRICIA CLARK-POLLOCK, husband and wife, by Quitclaim Deed from James Pollock, Sr., a married man, herein joined by his spouse, Patricia Clark-Pollock, dated December 29, 2014, and of record in Instrument No. 20150203-0009772, Register's Office for DAVIDSON County, Tennessee. James Pollock, Sr. and Patricia Clark-Pollock remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of James Pollock, Sr.; therefore, Patricia Clark-Pollock is the surviving tenant by the entirety to the property herein. Patricia Clark-Pollock is now known as Patricia Clark-Kilgore by subsequent marriage.

Thomas A. Kilgore joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4889 Big Horn Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hands this 2nd day of October, 2026.

Patricia Clark-Kilgore

Thomas A. Kilgore

State of Tennessee
County of Davidson

Personally appeared before me Patricia Clark-Kilgore and Thomas A. Kilgore, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of October, 2026.

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/24/28

File No.: 18227