FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **300,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **12/16/2020** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 541907 DEEDWARR
12/23/2020 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20201223-0152925

OFFICIAL STAMP
JUSTINE RUTH EASLON
NOTARY PUBLIC-OREGON
COMMISSION NO. 989909
MY COMMISSION EXPIRES JULY 24, 2023

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-3369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Atherton	Same as New Owner	**064-08-0-062.00**
(NAME) **4504 Woodside Circle**	(NAME)	
(ADDRESS) **Nashville, TN, 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wayne Allen Poling, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Atherton, a single man** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 49 on the Plan of Woodside Subdivision, Section 1, as of record in Plan Book 5050, Page 75, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Woodside Circle at the corner of Lots No. 42 and 49; thence with the line between said two lots, westerly 146.94 feet; thence with the line between Lots 48 and 49, southerly 157 feet to the northerly margin of Woodside Circle; thence with the

same, easterly 46.94 feet to the beginning of a curve; thence around said curve, northeasterly 157.08 feet and continuing with the same northerly 57 feet to the beginning.

Being the same property conveyed to Wayne Allen Poling by Deed dated November 28, 1983 from Joseph William Davis, Jr. and wife, Patricia Hall Davis, recorded December 8, 1983, in Book 6190, Page 871, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4504 Woodside Circle, Nashville, TN 37138**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **16th** day of **December, 2020**.

Wayne A. Poling

STATE OF **OREGON**
COUNTY OF Deschutes

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Wayne A. Poling**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **16th** day of **December, 2020**.

OFFICIAL STAMP
JUSTINE RUTH EASLON
NOTARY PUBLIC-OREGON
COMMISSION NO. 989909
MY COMMISSION EXPIRES JULY 24, 2023

NOTARY PUBLIC

My Commission Expires:

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

