WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch# 648157
06/02/2021 01:00:54 PM
Fees: $13.00 Taxes: $4,014.50

Davidson County
DEEDWARR
2 pgs

20210602-0073992

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/27/2021

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3750

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jonathan Walter Polivka and Kathleen Marie Polivka	NEW OWNER	130-05-0-118.00
207 Page Road		
Nashville, TN 37205		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Johnny Garrison and Lindsay Garrison, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Walter Polivka and Kathleen Marie Polivka, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 the North part of Lot No. 10, Block "K" on the Plan of Revised Plan of Highlands of Belle Meade No. 2 of record in Plat Book 843, Page 18, in the Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 10 fronts 112.4 feet on the West side of Page Road and runs back between lines 201 feet 4 inches on the North line and 195.6 feet on the South line, to the East line of Lot No. 5 on which it measures 175.3 feet.

Being the same property conveyed to Johnny Garrison and Lindsay Garrison, Husband and Wife by Warranty deed from Philips R. McCarty, Jr. and Lori V. McCarty, husband and wife of record in Instrument No. 20161019-0110648 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 19, 2016 and Scrivener's Affidavit recorded in Instrument No. 20161214-0131154.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 207 Page Road Nashville, TN 37205

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 in 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 hand on May 27, 2021.

Johnny Garrison

Lindsay Garrison

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Johnny Garrison and Lindsay Garrison, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 27, 2021.

Notary Public

My Commission Expires: 10/4/21

File #: 2021-3750

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY