Karen Johnson Davidson County
Batch# 691281 DEEDWARR
08/05/2021 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210805-0105327

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me this
~~30th~~ 2nd day of ~~July~~ August, 2021.

Notary Public
My Commission Expires:

2021-452

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan Imhoff and Kathleen McNally	Chase Bank	
339 Keeton Avenue	700 Kansas Lane	044-01-0-010.00
Old Hickory, TN, 37138	Monroe LA 71203	
	Mail Code: LA4-2153	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michael T. Polston and Karen G. Polston, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ryan Imhoff, an unmarried person and Kathleen McNally, an unmarried person, as joint tenants with right of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land lying in and situated in Davidson County, Tennessee.

Lot No. 1 on the final plat re-subdivision of Lot No. 28 of Scenic View Subdivision as recorded in Instrument No. 20171030-0110850 in the Register's Office of Davidson County, Tennessee, said plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Michael T. Polston and Karen G. Polston, husband and wife by Warranty deed from Brian Norton, a single man of record in Instrument No. 20170807-0080385 Register's Office for Davidson County, Tennessee, dated August 01, 2017 and recorded on August 07, 2017.

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

This is improved property located at **339 Keeton Avenue, Old Hickory, TN 37138.**

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 our hands this 30th day of July, 2021.

Michael T. Polston

Karen G. Polston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Timothy Polston and Karen Polston, 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 at Nashville, Tennessee, this 30th day of July, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/04/2021 (date ~~of document~~).

Affiant Signature

08/04/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL