Karen Johnson Davidson County
Batch# 742005 DEEDWARR
10/22/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20211022-0142496

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 $60,000.00.

Affiant

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 20th day of October, 2021.

Notary Public
My Commission Expires: 6/13/2022

2021-592

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael T. Polston & Karen G. Polston	New Owners	P/O 044 05 0 052.00
2542 Stinson Road		
Nashville, TN, 37214		

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

Erin McDermott, unmarried

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

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

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

Land in Davidson County, Tennessee, being Unit A, as shown in the Declaration of Covenants, Conditions and Restrictions for Keeton Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument Number 20211019-0140051, in the Register' s Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in Declaration.

Being a portion of the same property conveyed to Erin McDermott by Executor's Deed from Jane Forkum and Wesley Osborn, as Co-Executors of the Estate of James Lawrence Osborn, of record in Instrument No. 20210908-0119978, Register's Office for Davidson County, Tennessee, dated September 3, 2021 and recorded on September 09, 2021. The Estate of James Lawrence Osborn is being probated in the Circuit Court for Davidson County, Tennessee at Case No. 20P2237.

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

This is unimproved property located at **301 Keeton Avenue, Nashville, 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 15 day of October, 2021.

Erin McDermott

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 Erin McDermott, 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 15 day of October, 2021.

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



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 10/15/2021.

D. Shayne Adair

10/21/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 **day of** October, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

