ADDRESS NEW OWNER:
Christine Ishak
213 Hidden Harbour Drive
Mount Juliet, TN 37122

Map-Parcel: 135-12-0B-033.00

SEND TAX BILLS:
Christine Ishak
213 Hidden Harbour Drive
Mount Juliet, TN 37122

Karen Johnson Davidson County
Batch# 869982 DEEDQC
06/13/2022 11:51:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220613-0066956

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **PAUL RANDALL POLSON,** hereinafter referred to as the "Grantor", his heirs and assigns, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents do hereby bargain, sell, release, remise, quitclaim, transfer and convey unto **CHRISTINE ISHAK**, hereinafter the "Grantee" individually, her heirs and assigns, all right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Unit No. 33 on the plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7, (Fairway Pointe) of record in Book 11700, Page 49 and 50, which amends the plat of record in Book 4660, Page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clyde D. Rice and Ann Rice, husband and wife, by Warranty Deed dated 04/30/2001 from NVR, Inc., a Virginia Corporation, successor by merger to Fox Ridge Homes, Inc., of record in Instrument 200105030045423, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Randall Polson and Christine Ishak by Warranty Deed dated 05/24/2016 from Clyde D. Rice and wife, Ann Rice, of record in Instrument No. 201605240052207, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning restrictions.

This property is improved property known as, 2094 Nashboro Boulevard, Nashville, Tennessee 37217.

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Paul Randall Polson

PAUL RANDALL POLSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul Randall Polson**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 9th day of June, 2022.

Notary Public
My Commission Expires: 1-28-2026

STACEY ROBINSON BARRETT
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires 01-28-2026

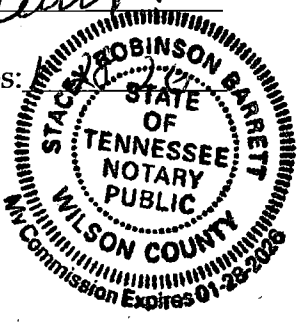
STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is Ten Dollars and 00/100.

CHRISTINE ISHAK, AFFIANT

Subscribed and sworn to before me this 9th day of June, 2022.

Notary Public
My Commission Expires: 1-28-2026



This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889
Yancy@yancybelcher.com