Karen Johnson Davidson County
Batch# 924891 DEEDWARR
10/04/2022 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $240.50
20221004-0109186

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 $65,000.00.

Affiant

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 26th day of September, 2022.

Notary Public
My Commission Expires: 6/14/2026

2022-471

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael T. Polston, Karen G. Polston, Benjamin F. Polston, Jessica A. Polston, James R. Polston, and Holly L. Polston	New Owners	
2542 Stinson Road		086-14-0-001.00
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

John W. Fisher, a married man,

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, Benjamin F. Polston and Jessica A. Polston, husband and wife, and James R. Polston and Holly L. 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 Lot Nos. 58, on the Plan of Lakeside Woods, Section 2, of record in Plat Book 6200, Page 461, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to John W. Fisher and wife, Alisa C. Fisher by Warranty deed from Robin York and wife, Debra D. York of record in Book 8477, page 654 Register's Office for Davidson County , Tennessee, dated April 30, 1991 and recorded on November 01, 1991.

Being a portion of the same property conveyed to John W. Fisher by Quitclaim Deed from Alisa C. Fisher of record in Instrument No. 20160222-0016842 Register's Office for Davidson County, Tennessee, dated February 01, 2016 and recorded on February 22, 2016.

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

Grantor further warrants and covenants that the above described property does not constitute any part of his homestead and that fair and adequate consideration has been paid.

This is unimproved property located at **3349 Lakeside Place, Nashville, TN 37076.**

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 26th day of September, 2022.

John W. Fisher

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 John W. Fisher, 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 26th day of September, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



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 9/26/2022.

D. Shayne Adair

9/27/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 27 day of September, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026