Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0401

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of October, 2022

Notary Public

Commission Expires: 8·20·24

KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael T. Polston & Karen G. Polston 2542 Stinson Road Nashville, TN 37214	NEW OWNERS	051-12-0-093.00 & 052-09-0-126.00 & 052-09-0-127.00

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, I/WE,

Joseph Andrew Lodl and John Harvey Lodl heirs at law of Stanley J. Lodl

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael T. Polston and wife, Karen G. Polston

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 (428 Bluegrass Avenue)
LAND in Davidson County, Tennessee, being Lot No. 30 on the Map of Montague Park, of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee. Said Lot No. 30 fronts 100 feet on the southerly side of Bluegrass Avenue and runs back between parallel lines 187.5 feet to a dead line.

BEING the same property conveyed to Stanley J. Lodl by Warranty Deed from J. W. Blair and wife, Betty Blair, dated 10/15/1968 and recorded 10/16/1968 in Book 4279, Page 14, Register's Office for Davidson County, Tennessee.

Tract 2 (436 Bluegrass Avenue)
LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Montague Park, as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee.
Said Lot No. 31 fronts 100 feet on the southwesterly margin of Bluegrass Avenue and runs back between parallel lines 187.5 feet to a dead line.

BEING the same property conveyed to Stanley J. Lodl and wife, Jane F. Lodl by Warranty Deed from Susan W. Wynn, dated 7/18/2001 and recorded 7/19/2001 in Instrument No. 20010719-0076645, Register's Office for Davidson County, Tennessee. The said Jane F. Lodl having since died on December 1, 2021 leaving Stanley J. Lodl as the surviving tenant.

The said Stanley J. Lodl (aka Stanley Joseph Lodl) died intestate on January 22, 2022. Pursuant to Order to Open Estate and Grant Letters of Administration filed in Docket No. 22P-264 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Joseph Andrew Lodl and John Harvey Lodl were appointed as Co-Administrators, and are the heirs-at-law of Stanley J. Lodl. Also see Affidavits of Heirship recorded 2/11/2022 in Instrument Numbers 20220211-0015892 and 20220211-0015893, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 934098 DEEDWARR
10/27/2022 10:42:01 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20221027-0116338

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 428 & 436 Bluegrass Avenue, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of October, 2022.

Joseph Andrew Lodl

John Harvey Lodl

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph Andrew Lodl and John Harvey Lodl** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of October, 2022.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024
(Notary Seal)

Notary Public
My Commission Expires: 8-20-24