Karen Johnson Davidson County
Batch# 952227 DEEDWARR
12/15/2022 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20221215-0130115

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 $250,000.00.

Affiant

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

Subscribed and sworn to before me this 14th day of December, 2022.

Notary Public
My Commission Expires: 10/2/2023

2022-558

Address of New Owner:	Send Tax Bills to:	Tax Information:
Constance M. Wozniak	New Owner	
360 Beech Avenue		051 12 0 093.00
Nashville, TN, 37115		

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 wife, Karen G. Polston,

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

Constance M. Wozniak, an unmarried woman,

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

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 a portion of the same property conveyed to Michael T. Polston and wife, Karen G. Polston by Warranty Deed from Joseph Andrew Lodl and John Harvey Lodl heirs at law of Stanley J. Lodl of record in Instrument No. 20221027-0116338, Register's Office for Davidson, Tennessee, dated October 25, 2022 and recorded on October 27, 2022.

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

This is improved property located at **428 Bluegrass Avenue, Nashville, 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 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 14th day of December, 2022.

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 T. Polston and Karen G. 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 14th day of December, 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 12/14/2022.

D. Shayne Adair

12/15/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 15 day of December 2022.



Notary Public
My Commission Expires: 03/07/2026