THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230143525

Karen Johnson Davidson County
Batch# 976605 DEEDWARR
03/03/2023 10:37:55 AM 2 pgs
Fees: $13.00 Taxes: $5,124.50

20230303-0015318

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,385,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2023.

Notary Public
My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 6, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Maiorino and Brandi Maiorino 207 Page Road Nashville TN 37205	New Owner	Tax Parcel ID No. 130 05 0 118.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Walter Polivka and Kathleen Marie Polivka, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Maiorino and Brandi Maiorino, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the North part of Lot No. 10, Block "K" on the Plan of Revised Plan of Highlands of Belle Meade No. 2 of record in Plat Book 843, Page 18, in the Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 10 fronts 112.4 feet on the West side of Page Road and runs back between lines 201 feet 4 inches on the North line and 195.6 feet on the South line, to the East line of Lot No. 5 on which it measures 175.3 feet.

Being the same property conveyed to Jonathan Walter Polivka and Kathleen Marie Polivka, husband and wife, by Warranty Deed from Johnny Garrison and Lindsay Garrison, husband and wife, of record in Instrument No. 20210602-0073992, in the Register's Office of Davidson County, Tennessee, dated May 27, 2021, and recorded on June 02, 2021.

Being the same property conveyed to Lindsay Garrison and Johnny Garrison, husband and wife, by Warranty Deed from Philips R. McCarty, Jr. and Lori V. McCarty, husband and wife, of record in Instrument No. 20161019-0110648, in the Register's Office of Davidson County, Tennessee, dated October 18, 2016, and recorded on October 19, 2016. Also corrected by Affidavit of record in Instrument No. 20161214-0131154, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan of Highlands of Bellemeade No. 2, as recorded in Plat Book 843, Page(s) 18. No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 207 Page Road Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2023.

Jonathan Walter Polivka

Kathleen Marie Polivka

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jonathan Walter Polivka and Kathleen Marie Polivka**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2023.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2023