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 $2,000,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of March, 2023.

Notary Public
My Commission Expires: 1/14/26

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 977662 DEEDWARR
03/07/2023 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20230307-0016228

2022-78

Address of New Owner:	Send Tax Bills to:	Tax Information:
Claudia Morgan and John Raisian	New owners	
3804 Nebraska Avenue		104-01-0-477.00
Nashville, TN, 37209		

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 Tim Polston and Karen G. Polston, husband and wife,

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

John Raisian and Claudia Jane Morgan, Trustees of the John Raisian and Claudia Jane Morgan 2011 Trust, dated December 22, 2011,

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

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot Nos. 101, 102 and 103 on the Plan of Part of West Grove Subdivision, of record in Book 421, Page 109, Register' s Office for Davidson County, Tennessee, described more particularly as follows:

Beginning at the southwest corner of Lot No. 103, the same being the northeast corner of Nebraska Avenue and the first alley west of 38th Avenue North; thence northerly along the east margin of an alley, 150 feet, more or less to a point, the northwest corner of Lot No. 101; thence easterly 50 feet to a point in the line between Lot Nos. 101 and 100; the same point also being the northwest corner of the property conveyed to Jim M. Beasley and wife, by deed from Allene Baker and husband, in Book 1449, Page 375, Register's Office for Davidson County, thence southerly along the westerly margin of the Beasley property as above mentioned, 150 feet to a point in the northerly margin of Nebraska Avenue; thence along the northerly margin of said street, westerly 50 feet to the point of beginning.

Being the same property conveyed to Michael Tim Polston and Karen G. Polston, husband and wife by Warranty Deed from Blake Storts and Casey Storts, husband and wife of record in Instrument No. 20210614-0079979, Register's Office for Davidson County, Tennessee, dated June 07, 2021 and recorded on June 14, 2021.

Master Deed for Declaration of Covenants, Conditions and Restrictions for Homes at 3804 Nebraska Avenue a Horizontal Property Regime with Private Elelments of record at Instrument No. 20210324-0038989, Register's Office for Davidson County, Tennessee.
Termination and Release of Declaration of Covenants, Conditions and Restrictions for Homes at 3804 Nebraska Avenue of record at Instrument No. 20211015-0139198, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **3804 Nebraska Avenue, Nashville, TN 37209.**

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 3rd day of March, 2023.

Michael Tim 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 Tim 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 3rd day of March, 2023.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Robin B. White, 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 March 3, 2023.

Date

RB. White

Affiant Signature

3.3.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of March, 2023.

Sydney Lasch

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY