Karen Johnson Davidson County
Batch# 987300 DEEDQC
03/31/2023 02 28 18 PM 4 pgs
Fees. $22 00 Taxes $0 00
20230331-0023546

THIS DOCUMENT PREPARED BY:
Brian Shelton
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, TN 37215

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Evonne N Polk and Loni Polk Borkowski, Co-Trustees of the Polk Family Trust dated March 28, 2023 204 Rising Sun Terrace Old Hickory, TN 37138	SAME	095 02 0A 117 00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Ronald E Polk and wife, Evonne N Polk (together the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcels of real property, hereby transfer, assign, and quitclaim to Evonne N. Polk and Loni Polk Borkowski, Co-Trustees of the Polk Family Trust dated March 28, 2023 (the Grantees), all right, title and interest of the Grantors in and to certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference

This conveyance is subject to the matters set forth on Exhibit A, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as they may

be amended and supplemented), easements, utility easements, or right of ways for public utilities that appear in the appropriate public record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, the Grantees' heirs and assigns, forever, and the Grantors do covenant with the Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors do further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the Grantees, the Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record Grantors and Grantees acknowledge that this Deed was prepared from information in prior deeds, that no request was made that Brian S Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS our hands on 28th day of Mar., 2023

Ronald E. Polk

Ronald E. Polk

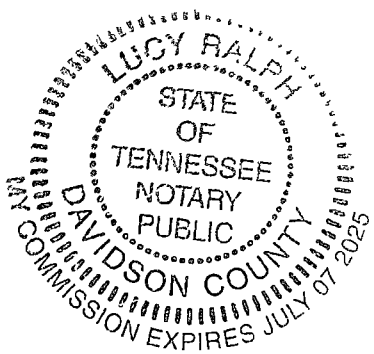
Evonne N. Polk

Evonne N. Polk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald E Polk and Evonne N. Polk, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained

WITNESS my hand and official seal on 28 day of March, 2023



L. Ralph

Notary Public

My Commission Expires. 7.7.25

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of Cottage Place Condominiums, of record in Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, said Register's Office, and by Third Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6902, Page 829, said Register's Office.

Being the same property conveyed by Ronald E. Polk and wife, Evonne N. Polk by deed of record in Book 7281, Page 321, Register's Office for Davidson County, Tennessee

This conveyance is given subject to:

1. As part of the consideration for this transfer, Grantees agree to bound by the terms, covenants, and restrictions set forth in Master Deed Cottage Place Condominium Association, of record in Book 6520, Page 745, amended in Book 6569, Page 212, and in Book 6636, Page 722, and in Book 69 Page 829, said Register's Office.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

3. Easement for water main running along the Lebanon Pike granted Bransford Realty Company of record in Book 722, Page 268, and Book 722, Page 324, said Register's Office.

4. Easement contained in Deed of record in Book 5256, Page 398, said Register's Office.

5. A 10 foot private sanitary sewer line easement running across a portion of the southwest corner of said property.

6. Terms and provisions of the By-Laws of Cottage Place Homeowners' Association, of record in Book 6520, Page 793, Register's Office for Davidson County, Tennessee.

7. Matters shown on plan of record in Book 6520, Pages 816-818, Register's Office for Davidson County, Tennessee.

This Improved property is known as 117 Cottage Place, Nashville, TN 37214.