Karen Johnson Davidson County
Batch# 999765 DEEDWARR
05/05/2023 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20230505-0033432

WARRANTY DEED

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

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2023

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/2/2023

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Michael T. Polston and Karen G. Polston and Benjamin F. Polston and Jessica A. Polston and James R. Polston and Holly L. Polston	**New Owners**	34-1-7
(NAME)	(NAME)	
606 Alta Loma Road	**2542 Stinson Road**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Nashville, TN 37214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20230725

For and 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, **Equity Trust Co., Custodian fbo Edward W. Meek IRA**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Michael T. Polston and Karen G. Polston and Benjamin F. Polston and Jessica A. Polston and James R. Polston and Holly L. 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 3 on the plan of Wild Acres Estates, as shown by plat of record in Plat Book 2330, page 10 in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

EXCLUSION:

INCLUDED in the above described tract but specifically EXCLUDED from this conveyance is the following tract of record in Book 3613, page 589, Register's Office for Davidson County, Tennessee and described as follows, to-wit:

BEING a part of Lot No. 3 on the Plan of Wildacre Estates, of record in Book 2330, page 10, Register's Office for Davidson County, Tennessee:

BEGINNING at a point in the Southwest corner of said Lot No. 3 and runs with the West line of said Lot North 27° 20' 55" East, 15 feet to a point; thence South 62° 39' 05" East, 110 feet to a point in the East boundary line of said Lot No. 3; thence with said boundary line South 27° 20' 55" West, 15 feet to a point in the North margin of Alta Loma Road; thence with said margin North 62° 39' 05" West, 110 feet to the point of beginning, containing 0.04 acres, more or less.

BEING the same property conveyed to Equity Trust Co., Custodian fbo Edward W. Meek, IRA by Warranty Deed from Randall B. Vaughn, dated October 13, 2020, and filed of record in Instrument No. 20201014-0119211, Register's Office for Davidson County, Tennessee.

And also made subject to a Sanitary Sewer Easement appearing of record in Book 4363, page 15; Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 606 Alta Loma Road, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of April, 2023

Equity Trust Co., Custodian fbo Edward W. Meek IRA

BY: _____

MATTHEW COLLIER
CORPORATE ALTERNATE SIGNER

STATE OF OHIO)
County OF CUYAHOGA)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared MATTHEW COLLIER , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Corporate Alternate Signer (or other officer authorized to execute the instrument) of Equity Trust Company, Custodian FBO Edward W Meek IRA, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as (or other authorized officer).

Witness my hand, at office, this 28th of April, 2023.

_____
Notary Public
My Commission Expires: October 2, 2027

NOTARY PUBLIC STATE OF OHIO

KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

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 4/28/2023.

D. Shayne Adair

5/3/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026