Karen Johnson Davidson County
Batch# 1072788 DEEDQC
11/17/2023 07:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231117-0089558

Prepared by:
615 Title, LLC
807 Bradford Ave.
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

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

Notary Public
My commission expires: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael T. Polston & Karen G. Polston	New Owner	
2542 Stinson Road		052-09-0-126.00
Nashville, TN 37214		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Michael T. Polston and wife, Karen G. Polston**, hereinafter referred to as Grantor(s), by these presents, do quitclaim and convey all of her right, title and interest unto, **Michael T. Polston and wife, Karen G. Polston**, hereinafter referred as, the Grantee(s), in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located at 432 Blue Grass Avenue in Nashville, 7th Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 126.00 on Davidson County Property Map 52-09 and being the westerly half of Lot 31 Montague Park of record in Plat Book 421, Page 141, R.O.D.C., TN. Being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN. R.L.S. #2395, dated October 18, 2022 and such site plan is attached hereto as Exhibit "A" and made a part hereof by this reference.

BEGINNING at an iron pin set in the southerly right-of-way of Blue Grass Avenue at the Northeast corner of the herein-described tract. Said pin being the Northwest corner of the Tim and Karen Polston property (Map 52-09 Parcel 127) of record in Deed Book 20221027-0116338, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, leaving the southerly right-of-way of Blue Grass Avenue, along the westerly line of Polston, S 40°15'26" W - 187.50' to an iron pin set at the Southeast corner of the herein-described tract. Thence, along the northerly line of the Don and Jan Demarcus property (Map 51-11 Parcel 95) of record in Deed Book 11177, Page 479, R.O.D.C., TN, N 49°44'34" W – 50.00' to an iron pin set at the Southwest corner of the herein-described tract. Thence, along the easterly line of the Constance Wozniak property (Map 51-12 Parcel 93) of record in Deed Book 20221215-0130115, R.O.D.C., TN., N 40°15'26" E – 187.50' to an iron pin set in the southerly right-of-way of Blue Grass Avenue at the Northwest corner of the herein-described tract. Thence, along the southerly right-of-way of Blue Grass Avenue, S 49°44'34" E – 50.00' to the POINT OF BEGINNING, containing 9,375 square feet. Being more particularly described in the site plan attached hereto as Exhibit "A" and made a part hereof by this reference.

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 record in Instrument No. 20221027-0116338, 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 **432 Bluegrass Avenue Nashville Tennessee 37115.**

Witness our hands on this 2nd day of November 2023.

Michael T. Polston

Karen G. Polston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public for the state and county mentioned, personally appeared 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, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

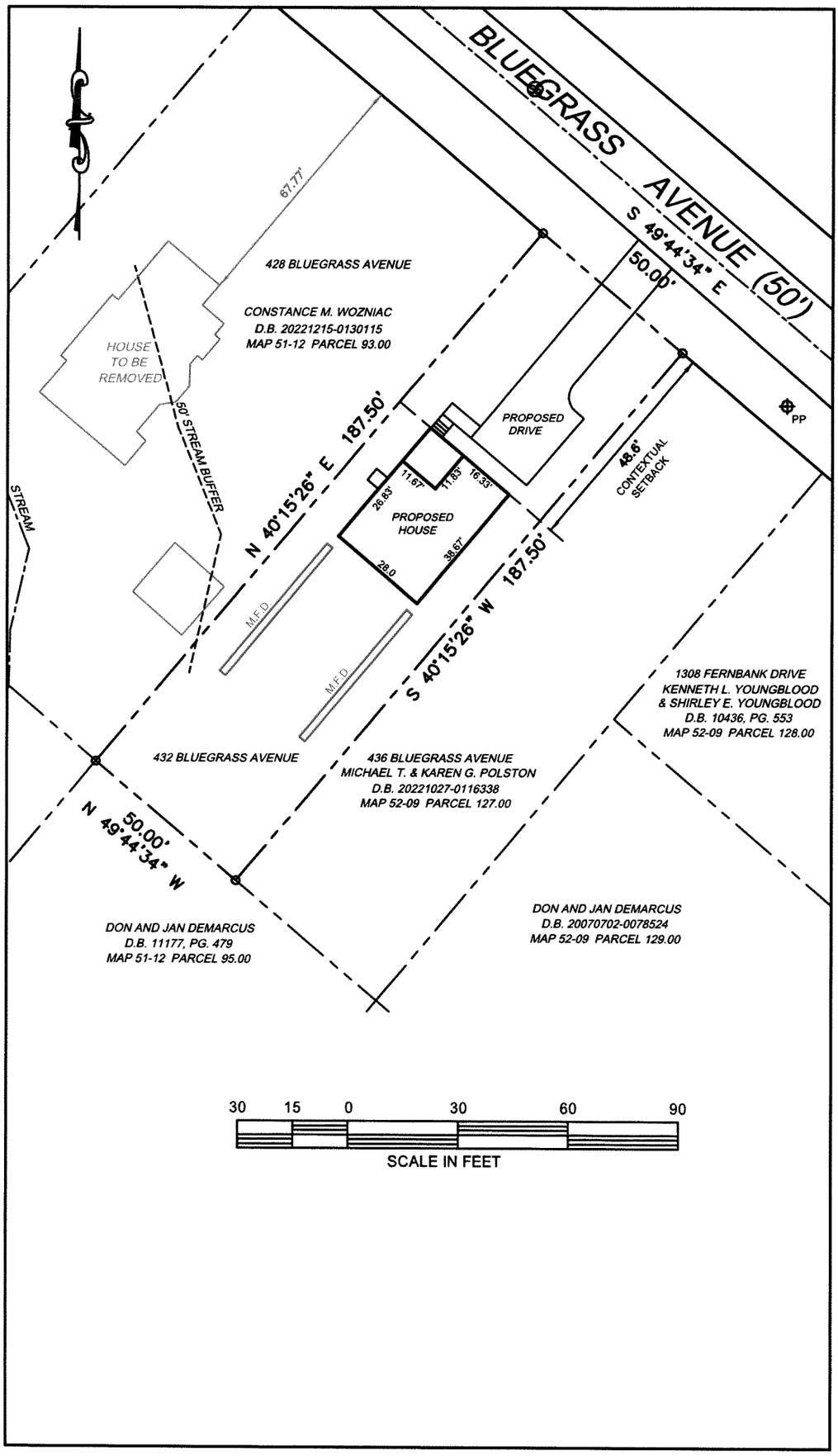
Witness my hand and official seal at Nashville, Tennessee, this 2nd day of November, 2023.

Notary Public
My Commission Expires:

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

EXHIBIT A


BLUEGRASS AVENUE (50')
S 49°44'34" E
50.00'
67.77'
428 BLUEGRASS AVENUE
CONSTANCE M. WOZNIAC
D.B. 20221215-0130115
MAP 51-12 PARCEL 93.00
HOUSE TO BE REMOVED
50' STREAM BUFFER
STREAM
N 40°15'26" E 187.50'
PROPOSED DRIVE
PP
48.6' CONTEXTUAL SETBACK
11.67'
11.83'
16.33'
26.83'
PROPOSED HOUSE
38.67'
28.0
M.F.D.
M.F.D.
S 40°15'26" W 187.50'
1308 FERNBANK DRIVE
KENNETH L. YOUNGBLOOD
& SHIRLEY E. YOUNGBLOOD
D.B. 10436, PG. 553
MAP 52-09 PARCEL 128.00
432 BLUEGRASS AVENUE
436 BLUEGRASS AVENUE
MICHAEL T. & KAREN G. POLSTON
D.B. 20221027-0116338
MAP 52-09 PARCEL 127.00
N 49°44'34" W 50.00'
DON AND JAN DEMARCUS
D.B. 11177, PG. 479
MAP 51-12 PARCEL 95.00
DON AND JAN DEMARCUS
D.B. 20070702-0078524
MAP 52-09 PARCEL 129.00
30 15 0 30 60 90
SCALE IN FEET

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 11/2/23.

D. Shayne Adair

11/7/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 7 day of NOV., 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026