Karen Johnson Davidson County
Batch# 1189895 DEEDWARR
10/04/2024 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,401.30
20241004-0077196

VERONICA L PARKER
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF MUSKEGON
My Commission Expires August 4, 2025
Acting in the County of Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 649,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 8-4-25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Naim Sharifi	New Owner	131-07-0A-009-00CO
(NAME) 105 Jamesborough Court	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,

CAROL G. POLSTON, TRUSTEE OF THE CAROL G. POLSTON REVOCABLE TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NAIM SHARIFI, A SINGLE PERSON,

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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hillsborough Place, Phase II and III of record in Book 5200, Page 160, Register's Office for said County.

Said Lot No. 9 fronts 72.26 feet on the broken southerly margin of Jamesborough Court and extends back 120.00 feet on the easterly line and 100.31 feet on the westerly line to a dead line in the rear, measuring 65.00 feet thereon.

Being the same property conveyed to Carol G. Polston, Trustee of the Carol G. Polston Revocable Trust by Deed dated April 15, 2011 from Donna Scott, recorded April 20, 2011, in Instrument Number 201104200030398, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 105 Jamesborough Court, Nashville, TN 37215

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 my/our hand(s) this 30th day of September, 2024

The Carol G. Polston Revocable Trust

By: Carol G Polston TTEE
Carol G. Polston, Trustee

VLP

STATE OF TENNESSEE Michigan
COUNTY OF WILLIAMSON Mason

Personally appeared before me, the undersigned, a notary public in and for said State and County, Carol G. Polston the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Trustee(s) of The Carol G. Polston Revocable Trust, with the authority to transfer and convey by themselves as the Trustee(s) under the said The Carol G. Polston Revocable Trust.

27 VLP

Witness my hand, at office, this 30th day of September, 2024.

Notary Signature
My commission expires: 8425

VERONICA L PARKER
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF MUSKEGON
My Commission Expires August 4, 2025
Acting in the County of Mason

LT&E File #21432

Certificate of Authenticity

I, J. Trent Lehman, 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 9/27/24.

Date

Affiant Signature

10/1/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of October, 2024.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

