AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2889679

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1213805 DEEDQC
12/10/2024 01:41:30 PM 6 pgs
Fees: $33.00 Taxes: $1,891.78
20241210-0095891

Tax ID No.: 103-01-0B-001.00

QUITCLAIM DEED

THIS DEED made and entered into on this 29 day of December 2023, by and between **Paul Poland A/K/A Paul Nicholas Poland, an unmarried man** and **Andrew Ernest Poland, an unmarried man,** residing at 6116 Hill Circle Drive, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Paul Poland, an unmarried man,** residing at 6116 Hill Circle Drive, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of FIVE HUNDRED ELEVEN THOUSAND TWO HUNDRED NINETY-ONE and 50/100 ($511,291.50) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 6116 Hill Circle Drive, Nashville, TN 37209

Being the same property conveyed to the Grantor(s) in a Deed recorded on 02/10/2021 under Instrument Number: Instrument Number: 20210210-0019294 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Paul Poland A/K/A Paul Nicholas Poland

Paul Poland A/K/A Paul Nicholas Poland

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Paul Poland A/K/A Paul Nicholas Poland** the within named Grantor, 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 seal, at office in Nashville TN, this 29 day of December, 2023.

Ella K Butler
Notary Public

My Commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Andrew Ernest Poland

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Andrew Ernest Poland** the within named Grantor, 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 seal, at office in Nashville TN, this 29 day of December, 20 23.

Ella K Butler
Notary Public

My Commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $511,291.50.

Affiant

Print Name: David DeVaux

STATE OF ~~Penn~~ Pennsylvania
COUNTY OF Allegheny

Subscribed and sworn to before me this 5th day of December, 2024.

Notary Public
My Commission Expires: 3-9-2025

Name and address for person(s) responsible for taxes:

Paul Poland
6116 Hill Circle Drive
Nashville, TN 37209

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145

Name and address of property owner:

Paul Poland
6116 Hill Circle Drive
Nashville, TN 37209

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit A, Hill Circle Homes, as established by Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private. Elements of record in Instrument No 20140731-0068272 and as shown on the plat recorded as Exhibit "B" of said declaration, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as conveyed from Alicia Griffith to Paul Nicholas Poland, an unmarried man, and Andrew Ernest Poland, an unmarried man as set forth in Deed Instrument #20210210-0019294 dated 02/09/2021, recorded 02/10/2021, DAVIDSON County, TENNESSEE.

Parcel ID: 103-01-0B-001.00

Tennessee Certification of Electronic Document

I, David DeVaux, 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 12/29/2023 (date of document).

Affiant Signature

1/8/24
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: June 22, 2027

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Courtney Kern, Notary Public
Allegheny County
My Commission Expires June 22, 2027
Commission Number 1435416

2889679 Deed

202412100095891