2025-160-SM Box # 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is 620,500.00. Affiant Subscribed and sworn to before me, this the 5th day of June, 2025. Notary Public My commission expires: 03-16-26 (AFFIX SEAL)

Karen Johnson
Batch # 1283595
06/09/2025 03:14:43 PM
Fees: $13.00 Taxes: $2,295.85
20250609-0045303

Davidson County
DEEDWARR
2 pgs

BRANYAN JILL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 14-C-25

Address of New Owner(s) as follows: Andrew Farrell and Jillian Josephine Farrell	Send Tax Bills To: Legacy Home Loans, LLC DBA Steadfast Mortgage	Map-Parcel Numbers 155-07-0-B-010-00CO
517 Cold Stream Place, Nashville, TN 37221	408 Highway 76, White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Parker Polidor and Alison Polidor, Trustees of Polidor Revocable Living Trust dated April 19, 2022

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

Andrew Farrell and Jillian Josephine Farrell, husband and wife

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. 50 on the Plan of Revision No. 1, Final Plat of The Poplar Creek Estates, Phase V, Section "A'" Subdivision (The Highlands of Allens Green), a Planned Unit Development, of record in Plat Book 9700, Page 784, Revising Plat Book 9700, Page 390, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Parker Polidor and Allison Polidor, husband and wife, by Warranty Deed, dated December 1, 2017, from Nicholas Sarola and Christine Sarola, husband and wife, of record in Instrument No. 20171204- 0123094, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Parker Polidor and Allison Polidor, Trustees of the Polidor Revocable Living Trust, dated April 19, 2022, by Deed dated December 1, 2022, from Parker Polidor and Allison Polidor, husband and wife, of record in Instrument No. 20221201-0125869, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 155-07-0-B-010-00CO.

11. The Plan of record in Plat Book 9700, Page 784, Revising Plat Book 9700, Page 390, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

12. Declaration of Covenants, Conditions and Restrictions for Highlands of Allens Green Homeowner's Association, Inc., (formerly Poplar Creek Estates, Phase V), of record in Book 10425, Page 93, and in Book 11356, Page 662, and Assignment of Developer's Rights of record in Book 11249, Page 763, and Instrument

No. 20040524-0060854, said Register's Office.

13. Charter of Highlands of Allens Green Homeowner's Association, Inc., of record in Book 10480, Page 807, said Register's Office.

14. Conveyance of common area to the Highlands of Allens Green Homeowner's Association, Inc., of record in Instrument No. 20010412-0036264 and Instrument No. 20030513-0064544, said Register's Office.

15. Declaration of Covenants, Conditions and Restrictions for Poplar Creek Estates of record in Book 9472, Page 824, said Register's Office.

16. Charter of Poplar Creek Homeowner's Association, Inc., of record in Book 7120, Page 125, said Register's Office.

17. Easement for Public Water Lines of record in Book 4817, Page 784, said Register's Office.

18. Easement for Sanitary Sewer of record in Book 6613, Page 533, and Book 6613, Page 536, said Register's Office.

19. Storm Water Detention Agreement of record in Book 6613, Page 705, said Register's Office.

20. All matters shown on the Final Plat Changing Lot 46 to Common Area, Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green), of record in Instrument No. 20010911-0098419, said Register's Office.

This is improved (_X__) Unimproved (____) property, known as 517 Cold Stream Place, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) 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/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 5th day of June, 2025.

Polidor Revocable Living Trust dated April 19, 2022

By:_____
Parker Polidor, Co-Trustee

By: Allison Polidor
Allison Polidor, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Parker Polidor and Alison Polidor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she are Trustees of the Polidor Revocable Living Trust dated April 19, 2022 the within named bargainor, and is authorized by the Trust document to execute this instrument on its behalf.

WITNESS my hand, at office, this 5th day of June, 2025.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026