QUITCLAIM DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF August, 2025.

Notary Public

Date of Expiration:

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Christian Poling, Trustee	**NEW OWNER**	**145-08-0-005.00**
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 1311065 DEEDQC 08/15/2025 03:14:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20250815-0065312
1344 Rosa Parks Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Christian Poling** ("Grantor") do hereby quitclaim unto the **Christian Poling Revocable Trust, Christian Poling, Trustee, dated September 28, 2023** ("Grantee").

its successors and assigns, any and all interest that I have in that certain tract or parcel of land located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 11 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, not of record, described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the Southerly margin of Ridgeview Drive at the Northeast corner of the property conveyed to William Roy Baker, Jr., and wife, by deed from F.N. McNeill, Jr., Executor and Trustee, as of record in Book 1855, Page 302, Register's Office, being the corner of Lots No. 11 and 12; thence with the line between said two lots, Southwardly 380.9 feet; thence South 45 Degrees 55 Minutes East 21 feet; thence South 42 Degrees 22 Minutes East 134.75 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots; Northwardly 399.4 feet to the Southerly margin of Ridgeview Drive; thence with the same, Westwardly 199.77 feet to the beginning containing 1.46 acres, more or less.

BEING the same property conveyed to Christian Poling by a Warranty Deed from Heinrich J.G. Matthies and Dawn S. Matthies, husband and wife of record as Instrument No. 20220811-0091364, Register's Office for Davidson County, Tennessee.

BEING also known as **1045 Ridgeview Dr., Nashville, Tennessee 37220.**

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness my hand this the 13 day of August, 2025.

Christian Poling

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christian Poling, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of August, 2025.

Notary Public
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, John W. Bishop, 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 this the 13 day of August, 2025.

Affiant Signature
Date 8/13/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026