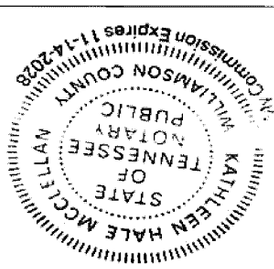
Karen Johnson Davidson County
Batch# 1333229 DEEDWARR
10/10/2025 02:53:30 PM 5 pgs
Fees: $28.00 Taxes: $4,070.00
20251010-0081285

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of October, 2025.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Meghan Kathleen Austin	NEW OWNER	083-10-0-273.00
1794 Lakehurst Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVEN J. POLTZ, TRUSTEE OF THE STEVEN J. POLTZ TRUST DATED FEBRUARY 23, 2000, AS TO AN UNDIVIDED FORTY-FIVE PERCENT INTEREST; AND SHARON A. DADDI NKA SHARON A. POLTZ, TRUSTEE OF SHARON DADDI TRUST DATED DECEMBER 14, 2015, AS TO AN UNDIVIDED FIFTY-FIVE PERCENT INTEREST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGHAN KATHLEEN AUSTIN, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Final Plat Subdivision of Part of Lots 88 & 89, Plan of Lockeland of record in Plat at Instrument No. 20120301-0018225, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Poltz, a Single Man and Sharon Daddi, a Single Woman by Warranty Deed from Shane Stenner and Hillary McBride Stenner, Husband and Wife of record in Instrument No. 20160607-0057220 Register's Office for Davidson County, Tennessee, dated June 06, 2016 and recorded on June 07, 2016.

Being the same property conveyed to Steven J. Poltz, Trustee of the Steven J. Poltz Trust, dated February 23, 2000, as to an undivided Forty-Five percent (45%) interest; and Sharon A. Daddi, Trustee of the Sharon Daddi Trust, dated December 14, 2015, as to an undivided Fifty-Five percent (55%) interest by Quitclaim Deed from Steven J. Poltz and Sharon A. Daddi, an unmarried couple of record in Instrument No. 20180921-0093849 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 21, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1794 Lakehurst Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of October, 2025.

Steven J. Poltz Trust dated February 23, 2000

By: _____
Steven J. Poltz, Trustee

Sharon Daddi Trust dated December 14, 2015

By: Sharon A. Poltz
Sharon A. Poltz, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven J. Poltz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of Steven J. Poltz Trust dated February 23, 2000, and that he, acting in such capacity, and authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of October, 2025.

SEE ATTACHED
Notary Public

My Commission Expires: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sharon A. Poltz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of Sharon Daddi Trust dated December 14, 2015, and that she, acting in such capacity, and authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of October, 2025.

SEE ATTACHED
Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 10/08/2025 before me, Siavash Rezaei Rokhsari, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Sharon A. Foltz
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SIAVASH REZAEI ROKHSARI
Notary Public - California
San Diego County
Commission # 2503912
My Comm. Expires Dec 3, 2028

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 10/08/2025 before me, Siavash Rezaei Rokhsari, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Steven J. Poltz
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SIAVASH REZAEI ROKHSARI
Notary Public - California
San Diego County
Commission # 2503912
My Comm. Expires Dec 3, 2028

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/9/2025.

Date

Affiant Signature

10/9/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of October, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029