Prepared by:
D. Shayne Adair, Attorney
807 Bradford Ave.
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1361164 DEEDQC
12/23/2025 11:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251223-0102019

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this 14 day of December 2025.

Notary Public
My commission expires: 6/14/2026

Address of New Owner:	Send Tax Bills to:	Tax Information:
Polston Revocable Trust		
2542 Stinson Road	New Owner	044-05-0J-001.00
Nashville, Tennessee 37214		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Michael T. Polston and Karen G. Polston, hereinafter referred to as Grantor(s), by these presents, do quitclaim and convey all there right, title and interest unto, Michael T. Polston, Co-Trustee and Karen G. Polston Co-Truste, of the Polston Joint Revocable Trust, dated August 11, 2025, hereinafter referred as, the Grantee(s), in and to the following tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, as shown in the Declaration of Covenants, Conditions and Restrictions for Keeton Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument Number 20211019-0140051, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in Declaration.

Being a portion of the same property conveyed to Michael T. Polston and Karen G. Polston, husband and wife by Warranty Deed from Erin McDermott, unmarried of record in Instrument No. 20211022-0142496 Register's Office for Davidson County, Tennessee, dated October 15, 2021, and recorded on October 22, 2021.

This Conveyance is made subject to any and all applicable restrictions, easements, conditions, etc. of record in the Registers office for Davidson County, Tennessee.

This is improved property located at **301 Keeton Avenue, Old Hickory, Tennessee 37138.**

Witness my/our hands this 19th day of December 2025.

Michael T. Polston

Karen G. Polston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public for the state and county mentioned, personally appeared Michael T. Polston and Karen G. Polston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December 2025.

D. Shayne Adair, Notary Public

My Commission Expires: 6/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/18/25 (date of document).

Affiant Signature

12/22/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

