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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

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

Subscribed and sworn to before me this 14th 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	084-16-0-083.00
Nashville, Tennessee 37214		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, M. T. Polston and Karen 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 Lot Number 52, on the Plan of Hargis Hights, of record in Book 974, Page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to M. T. Polston and Karen Polston by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact, of record in Instrument No., 20111006-0077667 Register's Office for Davidson County, Tennessee.

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

Karen Johnson Davidson County
Batch# 1361164 DEEDQC
12/23/2025 11:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251223-0102020

This is improved property located at **2542 Stinson Road, Nashville, Tennessee 37214.**

Witness my/our hands this 18th day of December 2025.

M. T. Polston

Karen Polson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public for the state and county mentioned, personally appeared M. T. Polston and Karen 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 18th 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

