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 5 pgs
Fees: $27.00 Taxes: $0.00
20251223-0102022

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 18th day of December 2025.

Notary Public
My commission expires: 6/14/2026

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.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Third Monkey Ventures, LLC		
2542 Stinson Road	New Owner	052-09-0-126.00
Nashville, Tennessee 37214		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Michael T. Polston and Karen G. Polston, husband and wife, Benjamin F. Polston and Jessica A. Polston, husband and wife, and James R. Polston and Holly L. Polston, husband and wife, hereinafter referred to as Grantor(s), by these presents, do quitclaim and convey all there right, title and interest unto, Third Monkey Ventures, LLC, a Tennessee limited liability company, 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:

Property located at 432 Blue Grass Avenue in Nashville, 7th Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 126.00 on Davidson County Property Map 52-09 and being the westerly half of Lot 31 Montague Park of record in Plat Book 421, Page 141, R.O.D.C., TN. Being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN. R.L.S. #2395, dated October 18, 2022 and such site plan is attached hereto as Exhibit "A" and made a part hereof by this reference.

BEGINNING at an iron pin set in the southerly right-of-way of Blue Grass Avenue at the Northeast corner of the herein-described tract. Said pin being the Northwest corner of the Tim and Karen Polston property (Map 52-09 Parcel 127) of record in Deed Book 20221027-0116338, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, leaving the southerly right-of-way of Blue Grass Avenue, along the westerly line of Polston, S 40°15'26" W - 187.50' to an iron pin set at the Southeast corner of the herein-described tract. Thence, along the northerly line of the Don and Jan Demarcus property (Map 51-11 Parcel 95) of record in Deed Book 11177, Page 479, R.O.D.C., TN, N 49°44'34" W – 50.00' to an iron pin set at the Southwest corner of the herein-described tract. Thence, along the easterly line of the Constance Wozniak property (Map 51-12 Parcel 93) of record in Deed Book 20221215-0130115, R.O.D.C., TN., N 40°15'26" E – 187.50' to an iron pin set in the southerly right-of-way of Blue Grass Avenue at the Northwest corner of the herein-described tract. Thence, along the southerly right-of-way of Blue Grass Avenue, S 49°44'34" E – 50.00' to the POINT OF BEGINNING, containing 9,375 square feet. Being more particularly described in the site plan attached hereto as Exhibit "A" and made a part hereof by this reference.

Being the same property conveyed to Michael T. Polston and wife Karen G. Polston from Michael T. Polston and wife Karen G. Polston by deed of record in Deed Book 20231117-0089558, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Michael T. Polston and Karen G. Polston by Warranty Deed from Joseph Andrew Lodl and John Harvey Lodl heirs as law of Stanley J. Lodl of record in Instrument 20221027-0116338, Register's Office for Davidson County, Tennessee.

Being improved property known as 432 Blue Grass Avenue Madison, TN 37115.

Witness my/our hands this 16th day of December 2025.

Michael T. Polston

Karen G. Polston

Benjamin F. Polston

Jessica A. Polston

James R. Polston

Holly L. 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 16th day of December 2025.

D. Shayne Adair, Notary Public
My Commission Expires: June 14 2026

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public for the state and county mentioned, personally appeared Benjamin F. Polston and Jessica A. 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 16th day of December 2025.

D. Shayne Adair, Notary Public
My Commission Expires: June 14 2026

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

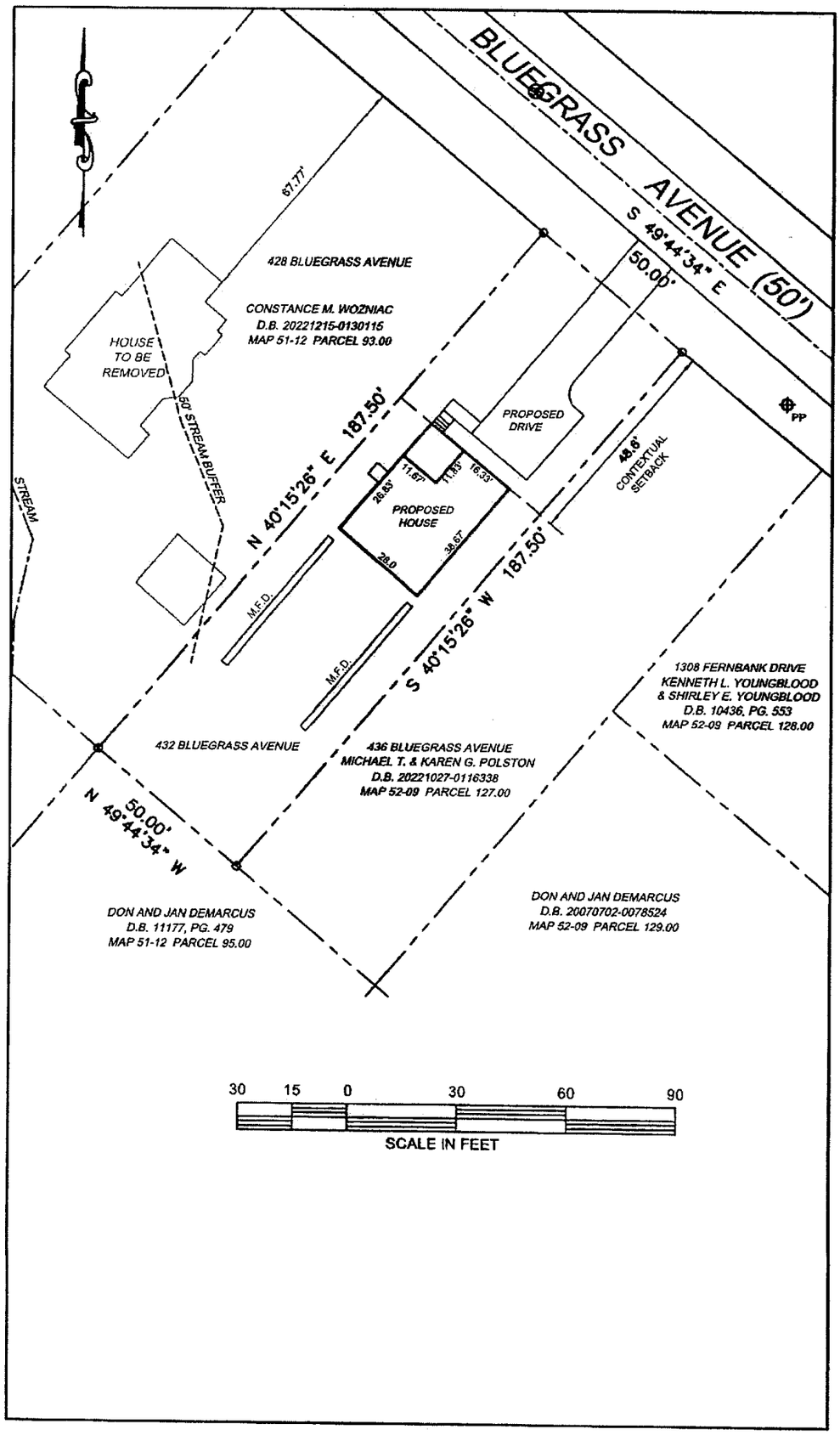
Before me, a notary public for the state and county mentioned, personally appeared James R. Polston and Holly L. Polston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument in the capacity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

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December 2025.

D. Shayne Adair, Notary Public
My Commission Expires: June 14 2026

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

EXHIBIT A


BLUEGRASS AVENUE (50')
S 49°44'34" E
50.00'
67.77'
428 BLUEGRASS AVENUE
CONSTANCE M. WOZNIAC
D.B. 20221215-0130115
MAP 51-12 PARCEL 93.00
HOUSE TO BE REMOVED
50' STREAM BUFFER
STREAM
PROPOSED DRIVE
PP
N 40°15'26" E 187.50'
26.83'
11.67'
11.83'
16.33'
PROPOSED HOUSE
28.0'
38.67'
48.6' CONTEXTUAL SETBACK
M.F.D.
M.F.D.
S 40°15'26" W 187.50'
1308 FERNBANK DRIVE
KENNETH L. YOUNGBLOOD
& SHIRLEY E. YOUNGBLOOD
D.B. 10436, PG. 553
MAP 52-09 PARCEL 128.00
432 BLUEGRASS AVENUE
436 BLUEGRASS AVENUE
MICHAEL T. & KAREN G. POLSTON
D.B. 20221027-0116338
MAP 52-09 PARCEL 127.00
N 49°44'34" W 50.00'
DON AND JAN DEMARCUS
D.B. 11177, PG. 479
MAP 51-12 PARCEL 95.00
DON AND JAN DEMARCUS
D.B. 20070702-0078524
MAP 52-09 PARCEL 129.00
30 15 0 30 60 90
SCALE IN FEET

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

