WARRANTY DEED

Karen Johnson Davidson County
Batch# 1427017 DEEDWARR
06/01/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20260601-0049271

File #26-TL-1908-O

(SEAL)

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 OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David A. Jordan and Jody J. Jordan, Trustees of David and Jody Jordan Revocable Trust dated November 25, 2019	**New Owner**	
(NAME)	(NAME)	**104 16 0 132.00**
5320 Ashton Oaks Court		
(ADDRESS)	(ADDRESS)	
Sarasota, FL 34233		
(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,

AMY M. POLEY AND ERIK POLEY, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DAVID A. JORDAN AND JODY J. JORDAN, TRUSTEES OF DAVID AND JODY JORDAN REVOCABLE TRUST DATED NOVEMBER 25, 2019,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Easterly half of Lot 78 on the Plan called George W. Blair's Revised Plan of Subdivision of Belmont Heights as found of record in the Register's Office for Davidson County, Tennessee, in Book No. 332, Page 117.

The said Easterly half of Lot No. 78 fronts fifty feet (50) on the Northerly side of Linden Avenue and extends back between parallel lines one hundred seventy five (175) feet more or less to an alley.

Being the same property conveyed to Amy M. Poley and Erik Poley, wife and husband, by Warranty deed from Alex Juszkiewicz AKA Henry A. Juszkiewicz, an unmarried man, of record in Instrument No. 20210819-0112303, and Scrivener's Affidavit record in Instrument No. 20250822-0067412 in the Register's Office of Davidson County, Tennessee, dated August 18, 2021 and recorded on August 19, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF GEO. W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 332, Page(s) 117.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20140114-0003452.
* Easement recorded in Book 5659, Page 595.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1908 Linden Avenue, Nashville, TN 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 29th day of May, 2026.

Amy M. Poley

Erik Poley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2026, before me personally appeared Amy M. Poley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2026.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

On this 29th day of May, 2026, before me personally appeared Erik Poley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tammy Carney,** 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 29 day of May, 2026.

Affiant Signature

Date 5/29/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-10-2027