Karen Johnson Davidson County
Batch# 1480200 DEEDWARR
10/02/2026 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $6,526.80
20261002-0090823

WARRANTY DEED

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

MJ-JACK-26-2617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,764,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Abraham Lieberman and Nicole Alana Perry Lieberman	**NEW OWNER**	104-11-0-227.00
(NAME) 5731 WILSON AVE. S	(NAME)	
(ADDRESS) SEATTLE, WA 98118	(ADDRESS)	
(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, **RUSSELL ELLIOTT POLAND AND MARCIANA PHILLIPS-ECHAVEZ POLAND, CO-TRUSTEES OF THE FIRST RESTATEMENT OF THE POLAND FAMILY REVOCABLE TRUST U/A/D DECEMBER 21, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA ABRAHAM LIEBERMAN AND NICOLE ALANA PERRY LIEBERMAN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Homeplace of record in Plat Book 421, Page 7, 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 all of the property conveyed to Russell Elliott Poland and Marciana Phillips-Echavez Poland, Co-Trustees of The First Restatement of The Poland Family Revocable Trust U/A/D December 21, 2016, by deed from Joseph C. Cook, III and Ashley B. Cook, husband and wife, of record in Instrument No. 20171004-0101670, dated September 29, 2017, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by the Grantees.
- All Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 421, Page 7, Register's Office for Davidson, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument No. 20020827-0103587, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2617 Barton Avenue, Nashville, Tennessee 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 30 DAY OF SEPTEMBER, 2026.

Russell Elliott Poland and Marciana Phillips-Echavez Poland, Co-Trustees of the First Restatement of the Poland Family Revocable Trust U/A/D December 21, 2016

BY: _____
Russell Elliott Poland
Co-Trustee

BY: _____
Marciana Phillips-Echavez Poland
Co-Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me via audio-video communication, the undersigned, a Notary Public in and for said County and State, RUSSELL POLAND, CO-TRUSTEE OF THE FIRST RESTATEMENT OF THE POLAND FAMILY REVOCABLE TRUST U/A/D DECEMBER 21, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed, for the purposes contained therein.

Witness my hand and official seal, this the 30th of September, 2026.

_____
Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication technology

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me via audio-video communication, the undersigned, a Notary Public in and for said County and State, MARCIANA POLAND, CO-TRUSTEE OF THE FIRST RESTATEMENT OF THE POLAND FAMILY REVOCABLE TRUST U/A/D DECEMBER 21, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed for the purposes contained therein.

Witness my hand and official seal, this the 30th of September, 2026.

_____
Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication technology

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Certificate of Authenticity

I, Allison Hamilton 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

9/30/26.

Date

Affiant Signature

September 30, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th day of September, 2026

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-563**