19-1-257

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 223353 DEEDWARR
04/29/2019 11:46:41 AM 3 pgs
Fees: $18.00 Taxes: $364.45
20190429-0039180

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of April, 2019 by and between Holly Diane Penland, Executrix of Estate of Emily Diane Kidd Morrison and Holly Diane Penland, sole heir at law of Emily Diane Kidd Morrison, hereinafter referred to as GRANTORS, and Middle TN House Buyers, Inc., a Tennessee Corporation, and Home Network Partners, Inc., a Tennessee Corporation, hereinafter referred to as GRANTEES.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTORS do hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennesse, being Unit No. 205 of the Post House Bellevue Condominium, Phase Three, Condominiums, a Horizontal Property Regime, created unter Title 66, Section 27-101, et.seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Post House Bellevue Condominium, Phase One Condominiums of record in Book 6838, page 445, amended in Book 6846, page 811; Book 8044, page 195, Corrected Amendment of record in Book 8047, page 867, re-recorded Corrected Amendment of record in Book 8101, page 562, and further amended in Book 8626, page 588, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6838, page 462, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Post House Bellevue Condominium, Phase One Condominiums, as shown as Exhibit "B" to the Master Deed, of record in Book 6838, page 445, and amended in Book 8047, page 867, said Register's Office, for a more complete identification and description of such Unit.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Post Place Bellevue Condominiums, of record aforementioned.

Being the same property conveyed to Emily Diane Kidd Morrison by Warranty Deed from David T. Moore, unmarried, dated November 16, 2007, recorded November 20, 2007, of record in Instrument No. 20071120-0135879, Register's Office for Davidson County, Tennessee. The said Emily Diane Kidd Morrison having since died on September 2, 2018. The Last Will and Testament of Emily Diane Morrison was filed for record in Davidson County Probate Court Docket # 18P-2012. Said Will appoints Holly Diane Penland as Executrix of the Last Will and Testatment of Emily Diane Morrison. Small Estate Affidavit of record in Case # 18P-2012 indicates that Holly Diane Penland is the only Heir at Law of Emily Diane Kidd Morrison.

This is [X]improved [ ]unimproved property known as: 205 Post Creek Road, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Estate of Emily Diane Kidd Morrison

by: Holly Diane Penland
Holly Diane Penland, Executrix

Holly Diane Penland
Holly Diane Penland
Sole Heir at Law of Emily Diane Kidd Morrison

ESTATE:

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Holly Diane Penland, Executrix for Estate of Emily Diane Kidd Morrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself as Executrix for Estate of Emily Diane Kidd Morrison, and that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 26 day of April, 2019.

Notary Public

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

My Commission Expires: _____

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, a Notary Public of said county and state, Holly Diane Penland, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of April, 2019.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Middle TN House Buyers, Inc. & Home Network Partners, Inc.
2054 Belmont Circle, Franklin, TN 37069

Send Tax Statements to:

___New Owner_____

_____

Map & Parcel: 128150B20500CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $98,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Leslie M Collum
Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of April, 2019.

Susan Harville
Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

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