Karen Johnson Davidson County
Batch# 250977 DEEDWARR
07/01/2019 12:07:30 PM 6 pgs
Fees: $33.00 Taxes: $925.00
20190701-0063673

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 1st day of July, 2019.

Notary Public

My commission expires: OCT 20 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
M.T. Post **S.S. Post**	Michael Post	**11804008500**
531 Rosedale Avenue	2105 Casterline Ct	
Nashville, TN 37211	Franklin, TN 37069	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Loyd A. Pierce, a married man, Lesa A. Hickerson, Jennifer Lynn Conley and Ameldia Dawn Pierce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

M.T. Post and S.S. Post

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 2 on the Plan of Hurdwood Heights (erroneously referred to as Hardwood Heights in previous deed of record), Section 1, of record in Book 2330, page 24, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to M. Lucille Bush, Loyd A.Pierce and Lesa A. Hickerson by Special Warranty Deed from Household Financial Center, Inc. dated August 21, 2000, of record in Instrument No. 2000-0828-0084937, Register's Office for Davidson County, Tennessee. M. Lucille Bush died testate on or about April 13, 2018, and by her Last Will and Testament, Probated in Davidson County, Tennessee, Circuit Court Docket No. 18P-934, devised her interest in subject property to Ameldia Dawn Pierce, Jennifer Lynn Conley, Loyd A. Pierce, and Lesa A. Hickerson. Subject property was never primary residence for said grantors and/or spouses.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 531 Rosedale Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Loyd A. Pierce Date: 6.27.19

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Loyd A. Pierce, , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Lesa A Hickerson Date: 6/24/19
Lesa A Hickerson

STATE OF CT
COUNTY OF Hartford

Personally appeared before me, a Notary Public of said County and State, Lesa A. Hickerson, , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2019.

Eileen K Carnein
NOTARY PUBLIC

My Commission Expires: EILEEN K. CARNEIN
NOTARY PUBLIC
MY COMMISSION EXPIRES SEP. 30, 2020

EILEEN K. CARNEIN NOTARY PUBLIC CONNECTICUT

Jennifer Lynn Conley Date: 27 June 2019

STATE OF Oklahoma

COUNTY OF Canadian

Personally appeared before me, a Notary Public of said County and State, Jennifer Lynn Conley, , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2019.

T. BESHEARS NOTARY # 16002538 EXP. 03/07/20 PUBLIC STATE OF OKLAHOMA

NOTARY PUBLIC

My Commission Expires: 3/7/20

Ameldia Pierce Date: 6-25-19
Ameldia Dawn Pierce

STATE OF FL

COUNTY OF Volusia

Personally appeared before me, a Notary Public of said County and State, Ameldia Dawn Pierce, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of June, 2019.

Ana O. Stevenson
NOTARY PUBLIC

ANA O. STEVENSON NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires Jan. 13, 2021 Comm. #GG 60799

My Commission Expires:_____

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

