Name and Address of New Owner:
John Rahimi
202 Post Creek Rd
Nashville, TN 37221

Send Tax Bills To:
John Rahimi
624 Grange Hill Ct
Franklin, TN 37067

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 297933 DEEDWARR
10/09/2019 09:20:30 AM 2 pgs
Fees: $13.00 Taxes: $728.90
20191009-0103389

Map & Parcel No: 128-15-0B-202.00-C0

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rebecca B. Baldwin, Single**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Rahimi, Married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 202 as shown on the Plan of Post House-Bellevue Condominium Phase III in the corrected second amendment to Master Deed for Post House-Bellevue Condominiums (Annexation of Phase III) of record in Plat Book 6846, Page 816, amending Master Deed in Book 6838, Page 445, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Rebecca B. Baldwin, an unmarried woman, by Warranty Deed from Alan Ridley Williams, unmarried, recorded April 27, 2018, of record in Instrument No. 20180427-0039787, in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Beverly J. Dowdy, unmarried, by Warranty Deed from Bellevue Post House, Inc., dated 7/31/1992, recorded 8/10/1992, of record in Book 8697, Page 513, said Register's Office.

See Affidavit of Heirship of record in Instrument No. 20150819-0083407, said Register's Office. The said Beverly J. Dowdy married Alan Ridley Williams on 10/11/2008 in Nashville, TN and remained so until her death. Beverly J. Dowdy was never married prior to her marriage to Alan Ridley Williams, and no child was ever born to Beverly. No children were ever adopted by Beverly J. Dowdy. The said Beverly J. Dowdy died intestate on 6/10/2015. The said Alan Ridley Williams was the only heir at law of the said Beverly J. Dowdy, therefore, under the laws of descent and distribution of the State of Tennessee, title was vested in Alan Ridley Williams. (NOTE: A small Estate case was opened in the Circuit Court of Davidson County, Tennessee, Probate Division, under Docket# 15P1300).

This is improved property known as 202 Post Creek Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of October, 2019.

Rebecca B. Baldwin (SEAL)
Rebecca B. Baldwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of October, 2019, before me personally appeared Rebecca B. Baldwin, 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 4th day of October, 2019.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

Notary Signature
My commission expires:

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $197,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 4th day of October, 2019.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

Notary Public
My commission expires:_____
File No. 2019-684

**True Copy Certification**

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19