Karen Johnson Davidson County
Batch# 391494 DEEDQC
04/24/2020 01:55:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200424-0043353

# QUITCLAIM DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23rd DAY OF April, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1801LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| M.T. Post and S.S. Post | New Owner | 175-2-G/33CO |
| 4127 Saddlecreek Way | 2105 Casterline Ct | |
| Antioch, TN 37013 | Franklin TN 37069 | |

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

**MICHAEL T POST AND SUSAN S POST**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

**M.T. POST AND WIFE, S.S. POST**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being all of Unit No. 6003, on the plan of Old Hickory Commons, Section Five, a Planned Unit Development, according to plat and survey appearing of record on Exhibit showing in Instrument Number 20190502-0040940 and amended in Instrument Number 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Michael T. Post and Susan S. Post, Husband and Wife, by Deed from Ole South Properties, Inc., a Tennessee Corporation, dated March 4, 2020, appearing of record in 20200316-0028778, of the Register's office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, contained in instrument of record in Instrument Number 20190502-0040940, and amended in Instrument Number 20190502-0040941 and also in the Amended and Restated Declaration of Protective Covenants , Conditions and Restrictions and Master Deed for Old Hickory Commons, filed for record as Instrument Number 20070920-00112646, Instrument Number 20071213-0143334, Instrument Number 20080710-0071087, Instrument Number 20080317-0026338, Instrument Number 20101222-0101832, Instrument Number 20130322-0028759, Instrument Number 20140207-0011094, Instrument Number 20170602-0055284, Instrument Number 20081117-0113467, Instrument Number 20130322-0028759 and Instrument Number 20140207-0011094; Stormwater Detention Agreement for Old Hickory Commons filed as Instrument Number 20060307-0026092; Fifty-Foot Colonial Pipeline Easement filed for record in Book 3570, page 11; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation d/b/a TDS Telecom of record in Instrument Number 20080709-0070604 and Instrument Number 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville I, LLC of record in Instrument Number 20161212-0130102; Transmission Line Easements of record in Book 2344, page 432, Book 4425, page 535 and Book 11124, page 716; Boundary Plat of record in Instrument Number 20190820-0083637; and to any and all matters shown on said plat and survey of record in Instrument Number20190502-0040940 and amended in Instrument Number 20190502-0040941, all of said Register's Office.

This is improved property known as 4127 Saddlecreek Way, Antioch, TN 37013

Witness our hand on this 23rd day of April, 2020

Michael T Post

Susan S Post

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: MICHAEL T POST AND SUSAN S POST, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that MICHAEL T POST AND SUSAN S POST executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of April, 2020

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

**Certificate of Authenticity**

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY