TN Deed-Warranty (Special)

THIS INSTRUMENT WAS PREPARED BY:	*OATH OF CONSIDERATION:*
Thomas Szaniawski, Esq. 2110 Elliston Place, Apt. 319 Nashville, TN 37203	*See attached affidavit.*
NEW OWNER(S): **SUSAN CAROL POST** 4750 Milner Drive Nashville, TN 37211 **ROBERT BAILEY POST** 4006 Asbury Place Mount Juliet, TN 37122	*SEND TAX BILLS TO:* **SUSAN CAROL POST** 4750 Milner Drive Nashville, TN 37211
MAP & PARCEL NUMBERS: 147 02 0 191.00	

Karen Johnson Davidson County
Batch# 421466 **DEEDWARR**
06/19/2020 03:37:07 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20200619-0065866

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SUSAN CAROL POST AS DULY APPOINTED AND SERVING PERSONAL REPRESENTATIVE OF THE ESTATE OF MARJORIE JUNE PRATT POST ("Grantor"), being an unmarried woman residing at 4750 Milner Drive, City of Nashville, County of Davidson, does hereby convey and transfer unto (i) SUSAN CAROL POST in her individual capacity, being an unmarried woman residing at 4750 Milner Drive, City of Nashville, County of Davidson, and unto (ii) ROBERT BAILEY POST, being a married man residing at 4006 Asbury Place, City of Mount Juliet, County of Wilson (each a "Grantee"; and collectively, the "Grantees"), and Grantees' respective heirs, successors, and assigns all right, title, and interest in and to the following-described real property located in Davidson County; to wit:

Real property, consisting of approximately 0.410 acres, situated in Davidson County, which property is; and being the same real property known as Lot No. 67 on the Plan of Battery Crest Subdivision, Section I, as of record in Book 2900, page 91 in the Office of the Register of Deeds for Davidson County; and being the same property known as Map & Parcel No. 147 02 0 191.00, along with any and all improvements and appurtenances incident thereto.

Being the same property described in further detail as follows: Beginning at a monument in the easterly margin of Milner Drive, the same being a common corner of Lot No. 67 and Lot No. 68; thence eastwardly with the dividing line between Lot No. 67 and Lot No. 68 for a distance of 155.58 feet to a point; thence southwardly with the dividing line between Lot No. 66 and Lot No. 67 for a distance of 147.28 feet to a point in the northerly margin of Milner Court; thence with the northerly margin of Milner Court westwardly for a distance of 105.05 feet to a monument; thence to the right around a curve for a distance of 36.29 feet to a monument in the easterly margin of Milner Drive; thence with the easterly margin of Milner Drive northwardly for a distance of 78.99 feet to the point of beginning.

Being the same improved property commonly known as 4750 Milner Drive, City of Nashville, County of Davidson, State of Tennessee 37211.

Being the same property conveyed and transferred unto JOHN J. POST JR. and wife, JUNE PRATT POST (a/k/a MARJORIE JUNE PRATT POST), as tenants-by-entirety, by deed from FREDERICK A. JOYNER and wife, BARBARA G. JOYNER, as of record in Book 4123, page 907 in the Office of the Register of Deeds for Davidson County.

Being the same property of which MARJORIE JUNE PRATT POST became the sole owner in fee simple, by operation of law as surviving tenant-by-entirety, immediately upon the death of her co-tenant husband, JOHN J. POST, JR. on January 8, 1995, as evidenced by Certificate of Death No. 9500015 issued by the Tennessee Department of Health on January 9, 1995.

Being the same property administered pursuant to *The Small Estates Act*, TENNESSEE CODE ANNOTATED § 30-4-101 *et seq.*, under Docket No. 17P1609 in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee / Metropolitan Nashville — Davidson County (Probate Division); and with the entire record in the aforementioned proceeding being incorporated by reference as if fully recited herein; and with Grantor having been duly appointed as personal representative of said estate by court order entered September 28, 2017 in the above-referenced proceeding; and with the decedent having left as surviving heirs-at-law and next-of-kin: (i) SUSAN CAROL POST, decedent's only daughter, and (ii) ROBERT BAILEY POST, decedent's only son.

TO HAVE AND TO HOLD the said property together with all improvements thereupon and appurtenances thereto belonging unto Grantees, as well as their respective heirs, successors, and assigns, as tenants-in-common, forever, with each Grantee holding an undivided fifty-percent (50%) interest in the said property.

GRANTOR HEREBY COVENANTS to each Grantee that Grantor is lawfully seized and possessed of this land, and has a right to convey the same, and warrants and shall defend title against the lawful claims and demands of all persons claiming under Grantor; and Grantor further covenants that the said property is free and clear of any liens or encumbrances created by Grantor.

ALL WARRANTEES AND COVENANTS of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor hereupon sets her hand this 19 day of June, 2020:

Signature: Susan C Post

SUSAN CAROL POST, DULY APPOINTED AND SERVING PERSONAL REPRESENTATIVE OF THE ESTATE OF MARJORIE JUNE PRATT POST (a/k/a JUNE PRATT POST)
4750 Milner Drive
Nashville, TN 37211

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Harman Agid, a Notary Public of this county, SUSAN CAROL POST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 19th day of June, 2020.

HARMAN AGID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[*Seal*]

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 8, 2022

OATH OF CONSIDERATION
PURSUANT TO § 67-4-409 OF THE TENNESSEE CODE ANNOTATED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Your below-named affiant, being duly sworn, deposes and says the following under penalty of perjury:

1. I, SUSAN CAROL POST, am the duly appointed and serving personal representative of the Estate of Marjorie June Pratt Post in Case No. 17P1609 in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee / Metropolitan Nashville — Davidson County (Probate Division). The entire record in said proceeding is incorporated by reference as though fully set forth herein.

2. That certain *Personal Representative's Special Warranty Deed* of even date was executed by me, in my capacity as personal representative of the aforementioned Estate, to implement a testamentary devise within the meaning of § 67-4-409(a)(3)(D) of the TENNESSEE CODE ANNOTATED (as amended, the "TCA").

3. Accordingly, upon information and belief, the Oath of Consideration generally required in connection with TCA § 67-4-409(a) & (a)(1) is excused in this instance by operation of TCA § 67-4-409(a)(3)(D) & (a)(5).

4. The actual consideration or value for this conveyance was zero dollars ($0.00).

5. Further your affiant sayeth naught.

Sworn to and subscribed,

Susan C Post

SUSAN CAROL POST, *Affiant*

HARMAN AGID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me, this 17th day of June, 2020.

[*Seal*]

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 8, 2022