QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 589253 DEEDQC
03/11/2021 10:04:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210311-0032202

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 12 DAY OF March, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-19-2024

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

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2111LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
~~Michael T. Post and Susanne Post~~ M.T. POST - SS POST	M.T. Post and S.S. Post	
413 Foothill Drive	2105 Casterline Ct.	106 16 0 015.00
Nashville, TN 37217	Franklin TN 37067	

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 SUSANNE POST, HUSBAND AND WIFE

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 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:

SEE EXHIBIT "A"

This is improved property known as 413 Foothill Drive, Nashville, TN 37217

Witness our hand on this _____ day of March 2021.

Michael T. Post

Susanne 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 SUSANNE 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 SUSANNE POST, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12 day of March, 2021.

Notary Public_____

My Commission Expires:

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

20-2111LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No.66 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, Pages 33 and 34, Register's Office for said County, described as follows:

Beginning on the Northwesterly margin of Foothill Drive at the corner of Lot Nos. 65 and 66; thence with the line between said two lots Northwesterly 256.2 feet to a point on the Eastern boundary line of Lot No, 71; thence with the line between Lot Nos. 66, 70 and 71 Southerly 112.5 feet to the comer of Lot Nos. 69 and 70; thence with the line between Lot Nos. 66, 68 and 69 Southwesterly 147 feet to the corner of Lot Nos. 66, 67 and 68; thence with the line between Iot Nos. 66 and 67 Southeasterly 102.4 feet to the Northwesterly margin of Foothill Drive, thence with the same Northeasterly 175 feet to the beginning.

Being the same property conveyed to Lisa Collins and Gregory Collins, wife and husband by Warranty Deed from Steven R. Edging and wife, Brooke Edging of record in Instrument No. 20080912-0093601 Register's Office for Davidson County, Tennessee, dated September 05, 2008 and recorded on September 12, 2008.

Further being the same property conveyed to Michael T. Post and Susanne Post, husband and wife by Warranty Deed from Lisa Collins and Gregory Collins, wife and husband of record in Instrument No. 20210126-0011759 Register's Office for Davidson County, Tennessee, dated January 19, 2021 and recorded on January 26, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hill-N-Dale Acres, as recorded in Plat Book 2900, Page(s) 33 & 34.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2959, Page 213.

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

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23