COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $975,000.00.

Karen Bonnell
Affiant

Subscribed and sworn to before me, this 21st day of May, 2021.

Briana Gage
Notary Public

My commission expires:

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

(Notary Stamp)

Karen Johnson Davidson County
Batch# 643984 DEEDWARR
05/25/2021 02:49:09 PM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20210525-0070952

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Claud Arthur Haws and Cathy Haws | new owners | 104-02-2A-101.00-CO |
| 3000 Poston Ave #101 | | |
| Nashville, TN 37203 | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Dean Paul Rieger and Cheryl G. Rieger Co-Trustees of the Dean & Cheryl Rieger Living Trust, Dated October 28, 2016**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Claud A: Haws and Cathy Haws, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No.101, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space numbers 101A and 101B on P-2 Lower Level Garage as set forth in said Master Deed.

Being the same property conveyed to Dean Paul Rieger and Cheryl Rieger, Trustee of Dean and Cheryl Rieger Living Trust, established by the Revocable Trust Agreement of Dean Paul Rieger and Cheryl G. Rieger dated October 28, 2016 by Special Warranty deed from The Poston at the Park, LLC, a Tennessee limited liability company of record in Instrument No. 20180525-0050536 Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CSB1165212101

This is improved property known as **3000 Poston Ave #101, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of May, 2021.

**The Dean & Cheryl Rieger Living Trust, Dated October 28, 2016**

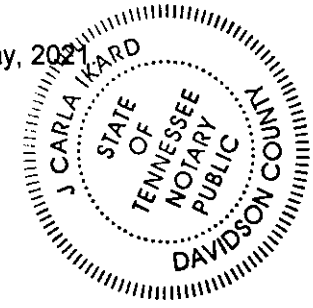
Trustee
Dean Paul Rieger, Trustee

Cheryl S Rieger, Trustee
Cheryl G. Rieger, Trustee

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dean Paul Rieger and Cheryl G. Rieger to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are Co-Trustee of the Dean & Cheryl Rieger Living Trust, Dated October 28, 2016 and that as Trustee/Co-Trustees they are authorized by the Trust to execute the within instrument as its Co-Trustees and further acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2021.




Notary Public
My Commission Expires: 1-3-23

SolomonParks File No. 21-000115-524