RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Name and Address of New Owner:
Rachel Scott Scott
301 Post Creek Road
Nashville, TN 37221

Send Tax Bills To:
Rachel Scott
301 Post Creek Road
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 767837 DEEDWARR
12/06/2021 11:13:54 AM 3 pgs
Fees: $18.00 Taxes: $928.70



20211206-0161291

This Instrument Prepared By:
Kimbra D Spann
5 Star Title of Tennessee, LLC
1616 Westgate Circle
Suite 227
Brentwood, TN 37027

Map & Parcel No: 128-15-0B-301-00

## 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, **John Dab and Barbara Dab, husband and wife and Rebecca Dab, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rachel Scott, single woman** "the Grantee," the following described real estate in Davidson County, Tennessee

Situated in Davidson County, Tennessee, being Unit No. 301 as shown on the Plan of Post House-Bellevue Condominium, Phase Two, of record in the First Amendment to the Master Deed for Post House-Bellevue Condominium (Annexation of Phase II) in Book 6846, page 811, and referred to as Exhibit "B" found at pages 813, 814 and 815, to which plat reference is hereby made for a more complete description; Book 6846, page 811, amending original Master Deed, of record in Book 6838, page 445; all references of record in the Register of Deeds office of Davidson County, Tennessee.

Being the same property conveyed to John Dab and wife, Barbara Dab and Rebecca Dab, unmarried as joint tenants with the right of survivorship by Warranty deed from Karen M. Bartlett, unmarried of record in Instrument No. 20191202-0123307 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on December 02, 2019.

Being also known as 301 Post Creek Road 301 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, Grantors has caused this Warranty Deed to be executed on the 3 day of December, 2021.

John Dab

Barbara Dab

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2021, before me personally appeared John Dab and, Barbara Dab 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 3rd day of December, 2021.

Notary Signature
My commission expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26 day of November, 2021.

Rebecca Dab

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of November, 2021, before me personally appeared Rebecca Dab 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 26th day of November, 2021.

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/20/2023

**AFFIDAVIT OF VALUE**

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 $251,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tracy Perry
Affiant

STATE OF TENNESSEE
COUNTY OF

Sworn to and subscribed before me this 3 day of Dec. 2021.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Signature
My commission expires: 1-8-24