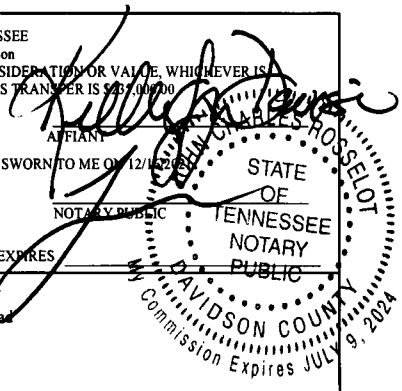
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $[illegible].00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/[illegible] NOTARY PUBLIC MY COMMISSION EXPIRES



THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4728

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Anita Boyd and Lori Hargrove	**Same as new owner**	128-15-0B-409.00-CO
409 Post Creek Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mark King, as Administrator of the Estate of Terry Wildbaum and Guy Harrigan and Patti Ehrhardt

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anita Boyd and Lori Hargrove, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 409 on the Plan of Post House-Bellevue Condominium, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6838, Page 445, as amended in Book 6846, Page 811, Book 6846, Page 816, Book 6846, Page 821, Book 8044, Page 195, Book 8047, Page 867, and rerecorded in Book 8101, Page 562, and Book 8626, Page 588, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenan: to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Post House-Bellevue Condominiums as shown on Exhibit "C" to the Master Deed, of record in Book 6838, Page 445, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Terry M. Wildbaum, an unmarried by Warranty deed from Fran Patton of record in Book 11048, page 550, Register's Office for Davidson County, Tennessee, dated July 30, 1998 and recorded on August 03, 1998.

Being the same property conveyed to Terry M. Wildbaum and Jamie Wildbaum, husband and wife by Quitclaim deed from Terry M. Wildbaum of record in Instrument No. 20130913-0096773 Register's Office for Davidson County, Tennessee, dated August 27, 2013 and recorded on September 13, 2013

Jamie Wildbaum, having predeceased Terry M. Wildbaum, her interest in said property vesting in Terry M. Wildbaum as surviving tenant by the entirety. Terry M. Wildbaum, having died on October 7, 2021, his interest in said property being conveyed pursuant to Court Order in Case No. 2021-PR-787, Probate Court for Rutherford County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 409 Post Creek Road Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Karen Johnson Davidson County
Batch# 778360 **DEEDWARR**
12/22/2021 10:00:25 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20211222-0168969

Witness my hand on December 16, 2021

Estate of Terry Wildbaum

By: _____, Administrator
Mark King, Administrator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark King, Administrator of the Estate of Terry Wildbaum, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal, this December 16, 2021.

SHEILA J GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Public

My Commission Expires: 11-6-2023

Guy Harrigan, by Mark King, Attorney-In-Fact
Guy Harrigan

By: Mark King, Attorney-In-Fact

Patti Ehrhardt, by Mark King, Attorney-In-Fact
Patti Ehrhardt

By: Mark King, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark King,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Guy Harrigan and Patti Ehrhardt for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Guy Harrigan and Patti Ehrhardt and is authorized by Guy Harrigan and Patti Ehrhardt to execute this instrument on their behalf, pursuant to Powers of Attorney of record in Instrument No 20211222-0168967 and Instrument No 20211222-0168968, Register's office for Davidson County, Tennessee.

Witness my hand and official seal, this December 16, 2021.

SHEILA J GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Public

My Commission Expires: 11-6-2023

File #: 2021-4728

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027