THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2022-12-397
Parcel ID: 103 15 0B 007.00

Karen Johnson Davidson County
Batch# 958822 DEEDWARR
01/06/2023 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230106-0001309

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Courtney Marie Cone, Trustee of The Post Place Trust dated December 16th, 2022 4487 Post Place #7 Nashville, TN 37205	New Owner	Map/Parcel 103 15 0B 007.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark Harrington Westlake and Margaret Westlake, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Courtney Marie Cone, Trustee of The Post Place Trust dated December 16th, 2022,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4487 Post Place #7, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 7, on the Horizontal Property Regime for Lion's Head Condominium, as recorded in the Master Deed of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, and as shown on plat of record in Book 5200, Page 82, Register's Office for Davidson County, Tennessee, 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 as set forth in said Master Deed.
>
> Being the same property conveyed to Mark Harrington Westlake and Margaret Westlake, husband and wife, by Warranty Deed from Tonya M. Simmons, a single woman, of record in Instrument No. 20140612-0051455, in the Register's Office of Davidson County, Tennessee, dated June 12, 2014 and recorded on June 12, 2014.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this

5th day of January, 2023.

Mark Harrington Westlake

Margaret Westlake

STATE OF
COUNTY OF

On this 3rd day of January, 2023, before me personally appeared Mark Harrington Westlake and Margaret Westlake, 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 January, 2023.

Notary Signature
My commission expires: 3-14-2027

NYRA HOGELAND
Notary Public
Onslow Co., North Carolina
My Commission Expires March 14, 2027

AFFIDAVIT OF VALUE

STATE OF NC
COUNTY OF Carteret

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3 day of Jan, 2023.

Notary Public
My commission expires: 3-14-2027

NYRA HOGELAND
Notary Public
Onslow Co., North Carolina
My Commission Expires March 14, 2027

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-3-23 (date of document).

Date: 1-6-23

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 6th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026