Prepared By & Return To: Rhythm Title, LLC 1585 Mallory Lane, Ste. 103 Brentwood, TN 37027 RT-23-207	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of February, 2023 Notary Public Commission Expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lois M. Finch 305 Post Creek Rd Nashville, TN 37221	New Owner	128-15-0B-305.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

David M. Chaniott, Jr, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lois M. Finch, a married woman, as her sole and separate property

HEREINAFTER CALLED THE GRANTEES, 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. 305, as shown on the Post House-Bellevue Condominium, Phase Two of record in the First Amendment to Master Deed for Post House-Bellevue Condominium (Annexation of Phase II) in Book 6846, Page 811 and referred to as Exhibit "B" found at Page 813, 814, and 815, to which plan reference is made for a more complete description; Book 6846, Page 811, amending the original Master Deed, of record in Book 6838, Page 445; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to David M. Chaniott, Jr., unmarried man, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record in Instrument No. 20080514-0049362, Register's Office for Davidson County, Tennessee, dated May 09, 2008 and recorded on May 14, 2008.

The undersigned, Heather Karls, spouse of David M. Chaniott, Jr., joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Karen Johnson Davidson County
Batch# 972283 DEEDWARR
02/21/2023 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20230221-0011890

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-20195-KS

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 305 Post Creek Rd, 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, their heirs and assigns forever; and we so covenant with 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 is 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.

Dated this the 15th day of February, 2023.

David M. Chaniott, Jr.

Heather Karls

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of February, 2023, before me personally appeared David M Chaniott, Jr and Heather Karls, 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 15th day of February, 2023.

Notary Signature
My commission expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 2-15-23

Kathy Smith
Affiant Signature

2-15-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Feb 15, 2023

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

