Karen Johnson Davidson County
Batch# 1013661 DEEDWARR
06/09/2023 12:55:30 PM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20230609-0044040

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1101

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Suzan Guba, Ellyn Langer and Barbara Weinberg, Heirs at Law of Alfred Weinberg, deceased and Barbara Weinberg, as Administratrix of the Estate of Alfred Weinberg, deceased,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessyca Malone-George and Gentry Malone-George**, hereinafter called the **Grantee**, Grantee's 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. 406 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, Book 8626, Page 588, and Instrument No. 20180504-0042730, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant 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 Alfred Weinberg and wife, Margaret S. Weinberg by Warranty Deed from Charlotte C. Jones, unmarried of record in Book 11683, page 572, Register's Office for Davidson County, Tennessee, dated September 30, 1999 and recorded on October 01, 1999.

The said Margaret S. Weinberg having died on or about May 9, 2021, vesting Alfred Weinberg as surviving tenant. The said Alfred Weinberg having died intestate on or about October 13, 2021. Probate being administered in Docket No. 22P1333 in the Probate Court of Davidson County, Tennessee at Nashville

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 406 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| Jessyca Malone-George<br>406 Post Creek Road<br>Nashville, TN 37221 | Same | 103-06-0-235.00 |

**WITNESS THE EXECUTION HEREOF** this 7 day of June, 2023.

Barbara Weinberg, Administratrix

Barbara Weinberg, individually

**State of** Massachusetts
**County of** Barnstable

On this 7 day of June, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Barbara Weinberg, individually and as Administratrix of the Estate of Alfred Weinberg, deceased, and the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public Michael J O'Sullivan

My Commission Expires: 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

**State of ~~Tennessee~~** MA
**County of** Barnstable

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 275,000.00.**

Affiant

Sworn and subscribed before me on this the 7 day of June, 2023.

Notary Public Michael J O'Sullivan

My Commission Expires: 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

**WITNESS THE EXECUTION HEREOF** this 6th day of June, 2023.

**Ellyn Langer**

**State of** Arizona
**County of** Pima

On this 6th day of June, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ellyn Langer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 01-05-26

David Lozano
Notary Public
Pima County, Arizona
My Comm. Expires 01-05-26
Commission No. 620744

**WITNESS THE EXECUTION HEREOF** this 6 day of June, 2023.

Suzan Guba

**Suzan Guba**

**State of** Arizona
**County of** Pima

On this 6 day of June, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Suzan Guba, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Kelly C Petersen

**Notary Public**

My Commission Expires: January 11, 2024

KELLY C PETERSEN
Notary Public - Arizona
Pima County
Commission # 579608
My Comm. Expires Jan 11, 2024

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 8, 2023.

J. Carlton Drumwright

June 8, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 8, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY