WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013914 DEEDWARR
06/12/2023 11:19:30 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20230612-0044522

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF JUNE, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/24

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2955LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
M.T. Post and S.S. Post	M.T. Post and S.S. Post	
190 Woodson Lane	2105 Casterline Ct	
Nashville, TN 37211	Franklin TN 37069	133 07 0 227.00

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, WE, **GLENN KING, AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M.T. POST AND S.S. POST, HUSBAND AND WIFE,** 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 Lot No. 51 on the Plan of Parma Heights of record in Book 2133, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Glenn King, by Warranty Deed from Laurie B. Chimento and Gregory P. Chimento, wife and husband, of record in Instrument No. 20191004-0102013, in the Register's Office of Davidson County, Tennessee, dated October 02, 2019, and recorded on October 04, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Parma Heights, as recorded in Book 2133, Page 23. Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2104, Page 614.

This is improved property known as 190 Woodson Lane, Nashville, TN 37211

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.

Witness my hand on the 12th day of June, 2023.

Glenn King

Glenn King

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, GLENN KING, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of June, 2023.

Notary Public

My Commission Expires: 2-19-2024

I Lisa Allard, 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 12, 2023.

Lisa Allard, Affiant June 12, 2023

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this June 12, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024