Karen Johnson Davidson County
Batch# 1043582 DEEDWARR
08/28/2023 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230828-0067335

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2023.**

**Notary Public**

**MY COMMISSION EXPIRES:** 9-6-26
**(AFFIX SEAL)**

**02-NSH23-06356**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Zahra Kucher<br>1705 Red Jacket Drive<br>Antioch, TN 37013 | New Owner | 173 05 0A 003.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **M. T. Post a/k/a Michael Post and S. S. Post a/k/a Susanne Post, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Zahra Kucher, unmarried** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Unit No. 3 of Barnes Crossing Planned Unit Development, as shown on the Master Deed of record in Instrument No. 20050721-0084791 as amended in 20050805-0092480; 20051114-0136938 and 20071227-0147998 Register's Office for Davidson County, Tennessee and as shown on plat of record in Instrument No. 20050128-0010427, said Register's Office, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to M. T. Post and S. S. Post, husband and wife, by Warranty Deed from Betty Monderine, of record in Instrument No. 20191004-0101447, in the Register's Office of Davidson County, Tennessee, dated October 03, 2019, and recorded on October 04, 2019.

The said M.T.Post are one and the same person as Michael Post.
The said S.S. Post is one and the same person as Susanne Post.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1705 Red Jacket Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 this 25th day of August, 2023

Michael Post

Susanne Post

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Post and Susanne Post, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 25th day of August, 2023.

Notary Public

My Commission Expires: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-25-23.

Affiant Signature

8-28-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY