WARRANTY DEED

File #23-PA-0404-RE

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nameeta Madnani and Niroop Prabhakar	New Owner	
7609 Oakfield Way (NAME) ~~404 Post Creek Road~~	(NAME) 7609 Oakfield Way	**128 15 0B 404.00**
Brentwood, TN 37027 (ADDRESS) ~~Nashville, TN 37221~~	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN D. THIBAULT, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NAMEETA MADNANI AND NIROOP PRABHAKAR, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit 404 of Post House-Bellevue Condominium, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6838, Page 445, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Brian D. Thibault, a single man, by Warranty Deed from Nancy Tisdale, Trustee of the 404 Post Creek Trust dated April 14, 2017, of record in Instrument No. 20210205-0017019, in the Register's Office of Davidson County, Tennessee, dated February 04, 2021, and recorded on February 05, 2021.

This conveyance is subject to:
*2024 taxes and subsequent, a lien, not yet due and payable.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Post House-Bellevue Condominium, Phase I of record in Book 6838, Page 445, as amended by instrument(s) of record in Book 6846, Page 811, Book 6846, Page 816 (Corrected in Book 8047, Page 867, Correction being Re-Recorded in Book 8101, Page 562), Book 6846, Page 821, Book 8044, Page 195, Book 8626, Page 588 and Instrument No. 20180504-0042730; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **404 Post Creek Road, Nashville, TN 37221**.

Karen Johnson Davidson County
Batch# 1058614 DEEDWARR
10/06/2023 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20231006-0078970

This is ____ **unimproved** __X__ **improved** property known as: **404 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ~~29th~~ 28BDT day of September, 2023.

Brian D. Thibault

STATE OF MICHIGAN
COUNTY OF OAKLAND

On this ~~29th~~ 28th MRB day of September, 2023, before me personally appeared Brian D. Thibault, 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 ~~29th~~ 28th MRB day of September, 2023.

Marcia Renee Banish
Notary Signature
My commission expires: 08/15/2027

MARCIA RENEE BANISH
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires August 15, 2027
Acting in the County of Oakland

~~**RETURN TO:**~~
~~Carney Title, LLC~~
~~400 Overbeck Lane, Suite 101~~
~~Nashville, TN 37204~~

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 28, 2023**.

Date

D Hardwick

Affiant Signature

October 6, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6th** day of **October**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026