Karen Johnson Davidson County
Batch# 1107801 DEEDWARR
03/06/2024 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20240306-0015647

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #24-TC-0529-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: (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)
Michael T. Post	**NEW OWNER**	
(NAME)	(NAME)	**118 04 0 130.00**
2105 Casterline Court		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(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, **LAWRENCE D. WILSON AND TERESA D. WILSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL T. POST, A MARRIED MAN** 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:

Land in Davidson County, Tennessee, being Lot No. 24 of HURDWOOD HEIGHTS, SECTION TWO, of record in Plat Book 2330, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 60 feet on the Southerly side of Fairlane Drive and runs back 168.1 feet on the Westerly line and 168.2 on the Easterly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Lawrence D. Wilson and wife, Teresa D. Wilson, by Warranty Deed from The Estate of Dorothy Stewart Burkes, of record in Instrument No. 20020320-0034304, in the Register's Office of Davidson County, Tennessee, dated March 18, 2002, and recorded on March 20, 2002.

The said H. Garth Click, Esq. is the appointed Conservator over the persons and property of the said Lawrence D. Wilson and Teresa Wilson, and has been granted permission from the Court to sell and convey said property, pursuant to the Orders to Sell Improved Real Property of record in Docket No. 23P1696 and Docket No. 23P1792, in the Second Circuit for Davidson County, Tennessee.

This conveyance is subject to:
* 2024 Taxes, a lien not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HURDWOOD HEIGHTS, SECTION TWO, as recorded in Plat Book 2330, Page(s) 38.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2435, Page 550.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **529 Fairlane Drive, 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 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 5th day of March, 2024.

Lawrence D. Wilson, Conservatee

By: _____
H. Garth Click, Esq., Conservator

Teresa D. Wilson, Conservatee

By: _____
H. Garth Click, Esq., Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, H. Garth Click with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Conservator for Lawrence D. Wilson, and who further acknowledged that he is authorized to execute the within instrument as Conservator.

Witness my hand, at office, this 5th day of March, 2024.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, H. Garth Click with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Conservator for Teresa D. Wilson, and who further acknowledged that he is authorized to execute the within instrument as Conservator.

Witness my hand, at office, this 5th day of March, 2024.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

True Copy Certification

I, **Tonya Cherry,** 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 this the 5 day of March, 2024.

Affiant Signature
Date 3-5-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024