Karen Johnson
Batch # 1115452
03/27/2024 11:08:26 AM
Fees: $13.00 Taxes: $902.83

Davidson County
DEEDWARR
2 pgs

20240327-0021289

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Timothy P Kellum **417 Post Creek Road** **Nashville, Tennessee 37221**	**SAME AS OWNER** **Financial Federal Bank,** **1715 Aaron Brenner Dr** **Memphis, Tennessee 38120**	MAP **128** GROUP **15 0B** PARCEL **417.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Sea Rock Trust dated August 4, 2023,
Lindsay Rogers and/or Justin Rogers, Trustees

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Timothy P Kellum,

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract of land in Davidson County, Tennessee, described as follows:

Unit No. 417 on the Plan of Post House-Bellevue Condominiums, Phase I, according to the Master Deed of record in Book 6838, Page 445 and amended in Book 6846, Page 816, Book 6846, page 821, Book 8044, Page 195, Book 8047, Page 867, Book 8101, Page 562, Book 8626, page 588 and Instrument No. 20180504-0042730, Register's Office for Davidson County, Tennessee, and more particularly described in Book 6838, Page 472-474, in the said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Sea Rock Trust by Warranty Deed from Music City Financial, LLC, dated January 19, 2024 and filed of record January 23, 2024 in Instrument No. 20240123-0004181, Register's Office for Davidson County, Tennessee

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Post House-Bellevue Condominiums, of record in Master Deed Book 6838, Page 445, Plat Page 472, said Register's Office.
3. Master Deed of record, Book 6838, Page 445 thru 474, amended in Book 6846, Page 811, Book 6846, Page 816, Book 6846, Page 821, Book 8044, Page 195, Book 8047, Page 867, Book 8101, Page 562, Book 8626, Page 588, and Instrument No. 20180504-0042730, said Register's Office.
4. Subject to rights of others in and to the common areas.
5. Storm Water Detention Agreement of record in Book 6534, Page 325, said Register's Office.

This is improved property known as **417 Post Creek Road, Nashville, Tennessee 37221**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Timothy P Kellum**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 26th day of March 2024.

Sea Rock Trust dated August 4, 2023,
Lindsay Rogers and/or Justin Rogers, Trustees

By: Justin Rogers, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Justin Rogers, Trustee**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the trustee(s) of the **Sea Rock Trust dated August 4, 2023, Lindsay Rogers and/or Justin Rogers, Trustees** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Brentwood, (city), Tennessee, this 26th, day of March, 20 24.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $244,009.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of March 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY