Karen Johnson Davidson County
Batch# 1118216 DEEDWARR
04/03/2024 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20240403-0023390

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 8-10-2027

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Oct 10, 2027

File #24-PA-4487-118

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)
Karen Dean Roach, Trustee of Karen Dean Roach Trust dated January 9, 2024	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**103 15 0B 118.00**
4487 Post Place, Unit 118	**1749 Mallory Lane, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**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, **KIMBERLY C. FROST, AN UNMARRIED PERSON, AND ROY G. BOWEN, JR, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN DEAN ROACH, TRUSTEE OF KAREN DEAN ROACH TRUST DATED JANUARY 9, 2024** 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 Unit 118 of LION'S HEAD CONDOMINIUM, a Horizontal Property Regime established by Master Deed of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, Register's office for Davidson County and shown on the Plan of record in Plat Book 5200, Page 82, Davidson County Register's Office, to which plan reference is here made for a more complete description of said unit.

Being the same property conveyed to Kimberly C. Frost and Roy G. Bowen, Jr., as joint tenants with full rights of survivorship, by Quitclaim Deed from Kimberly C. Frost, of record in Instrument No. 20190612-0056582, in the Register's Office of Davidson County, Tennessee, dated June 12, 2019, and recorded on June 12, 2019.

Being the same property conveyed to Kimberly C. Frost, unmarried, by Warranty Deed from Kellie McDaniel, unmarried, of record in Instrument No. 20140908-0082117, in the Register's Office of Davidson County, Tennessee, dated August 29, 2014, and recorded on September 08, 2014.

This conveyance is subject to:
*Taxes for the year 2024, a lien not yet due and payable.

*Plat of LION'S HEAD CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 82, said Register's Office.
*Master Deed establishing LION'S HEAD CONDOMINIUM of record in Book 5340, Page 70 and corrected in Book 5342, Page 683, said Register's Office.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6909, Page 212 and Book 7196, Page 827, said Register's Office.
*Easement for Conservation Greenway, recorded in Instrument No. 20040728-0090473, said Register's Office.
*Easement recorded in Instrument No. 20120521-0043889 and Instrument No. 20181012-0101325, said

Register's Office.
*Easement for Transmission, recorded in Instrument No. 20150831-0087898, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4487 Post Place, Unit 118, Nashville, TN 37205**.

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 2nd day of April, 2024.

Kimberly C. Frost

Roy G. Bowen, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of April, 2024, before me personally appeared Kimberly C. Frost, 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 2nd day of April, 2024.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of April, 2024, before me personally appeared Roy G. Bowen, Jr, 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 2nd day of April, 2024.

Notary Signature
My commission expires:

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

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

True Copy Certification

Pam Autry

I, ~~Tammy Carney,~~ 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 2 day of April, 2024.

Affiant Signature
Date 4-2-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

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