THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240547898** Karen Johnson Davidson County Batch# 1156623 DEEDWARR 07/11/2024 11:58:30 AM 3 pgs Fees: $18.00 Taxes: $1,017.50 20240711-0052050	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2024. Notary Public My Commission Expires: 2-13-28 JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy Hill Lutz 206 Post Creek Road Nashville TN 37221	Legacy Home Loan LLC dba Steadfast Mortgage 1036 Sharman Dr #6 White House TN 37188	Tax Parcel ID No. 128-15-0B-206.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Milton Wilson, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Hill Lutz, a married woman**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being Unit 206, together with the appurtenant common elements of the Post House - Bellevue Condominium, Phase I, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Post House - Bellevue Condominium of record in Book 6838, page 445, as amended and supplemented in Book 6846, page 811; Book 6846, page 816; Book 6846, page 821; Book 8044, page 195; Book 8047, page 867; corrected and re-recorded in Book 8101, page 562; and further amended and supplemented in Book 8626, page 588; and in Instrument No, 20180504-0042730, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights. and interest 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 buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the Plan of Post House Bellevue, Phase Three, Revised, attached as exhibit to amendment of record in Book 8047, page 867; corrected and re-recorded in Book 8101, page 562, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Milton Wilson, married by Warranty Deed from Susanne I. Anderson, a single woman of record in Instrument No. 20220518-0057461 Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 18, 2022.

Marsha Wilson joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Milton Wilson.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the yar 2024 and subsequent years, not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6838, Page 445, as amended in Book 6846, Page 811; Book 6846, Page 816 and Book 6846, Page 821, as corrected in Book 8047, Page 867, as re-recorded in Book 8101, Page 562, and as further amended in Book 8044, Page 195 and in Book 8626, Page 588, Instrument No. 201805040042730, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Post House-Bellevue Condominium Association of record in Book 6838, Page 462, in the Register's Office for Davidson County, Tennessee.

Charter of Post House-Bellevue Condominium Association of record in Book 6848, Page 541, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan attached as Exhibit "C" to the Master Deed of record in Book 6838, Page 445, Register's Office for Davidson County, Tennessee, as subsequently amended.

Storm Water Detention Agreement of record in Book 6534, Page 325, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 206 Post Creek Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 11th day of July, 2024.

Milton Wilson

Marsha Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Milton Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2024.

Notary Public
My Commission Expires: 11/22/25

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marsha Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2024.

Notary Public
My Commission Expires: 11/22/25

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

I Lisa Allard, 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 July 11, 2024.

Lisa Allard July 11, 2024
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this July 11, 2024.

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

