Karen Johnson Davidson County
Batch# 1161248 DEEDWARR
07/24/2024 10:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,311.65
20240724-0055850

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 23 day of July , A.D., 2024 , by and between

Nathaniel C. Bloodworth and Melissa H. Bloodworth, husband and wife

First Parties, and

M.T. Post and S.S. Post

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 164 on the plan of Oakhill Townhomes, Phase 3 Lot 3, as shown as Exhibit "A-I" to the Second Supplemental Declaration of Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nathaniel C. Bloodworth and Melissa H. Bloodworth, husband and wife by Deed dated May 19,2 020 from Nathaniel C. Bloodworth, recorded June 3, 2020, in Instrument Number 20200603-0056941, in the Official Records of Davidson County, Tennessee.

OWNER:
M.T. Post and S.S. Post
2105 Casterline Ct, Franklin, TN 37069

RESPONSIBLE TAXPAYER:
M.T. Post and S.S. Post
2105 Casterline Ct, Franklin, TN 37069

CLT # 161-06-0A-164-00

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____
Nathaniel C. Bloodworth

× _____
Melissa H. Bloodworth

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Nathaniel C. Bloodworth, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2024.

✓ _____
Notary Public

My Commission Expires:✓ 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Melissa H. Bloodworth, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2024.

✓ _____
Notary Public

My Commission Expires:✓ 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

MR-BR-8632876

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 354,500.00.

Affiant

STATE OF TN, COUNTY OF Williamson

Subscribed and sworn before me this the 23 day of July, 20 24.

Signature of Notary Public

Notary Seal

Kayla Tabor

Printed Name of Notary

3/29/28

Commission Expiration

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KAYLA TABOR

MR-BR-8632876

I, J. Trent Lehman, 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 7/23/24 (date of document).

Affiant Signature

7/23/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY