# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1176261 DEEDWARR
09/03/2024 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20240903-0067480

DM-SRN-24-403

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Holly Clyne** | New Owner | |
| (NAME) | (NAME) | **128-15-0B-403.00-CO** |
| **403 Post Creek Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (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, **BRADLEY A. FELIX, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOLLY CLYNE, AN UNMARRIED WOMAN,** 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:

A condominium apartment in Davidson County, Tennessee, Being Unit No. 403 on the Horizontal Property Regime for Post House-Bellevue Condominium, Phase I, as record in the Master Deed 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, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Bradley A. Felix, single man by Warranty Deed from Lynn C. Tidwell, an unmarried woman of record in Instrument No. 20170419-0038165 Register's Office for Davidson County, Tennessee, dated April 07, 2017 and recorded on April 19, 2017.

This conveyance is subject to:
- Taxes for the year 2024, a lien 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.
- 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.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **403 Post Creek Road, Nashville, Tennessee 37221**.

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 30 DAY OF AUGUST, 2024.

Bradley A. Felix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY A. FELIX, the within named bargainor, 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 and official seal, this the 30th of August, 2024.

Notary Public
My Commission Expires: 10-31-26
(SEAL)

BRANDY L. HALL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 10/31/2026
WILLIAMSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212



W-900 (Rev. 10/21)

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, 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 8/20/2024 (date of document).

Affiant Signature

9/2/2024
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County