WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,410,000.00.

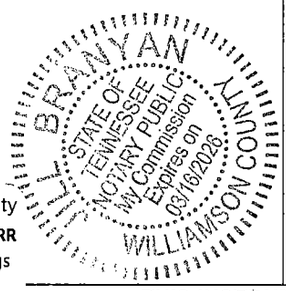
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-5-2026

(AFFIX SEAL)



Karen Johnson
Batch # 1206799
11/20/2024 08:07:17 AM
Fees: $13.00 Taxes: $5,217.00



20241120-0089978

Davidson County
DEEDWARR
2 pgs

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)
Michael Stuart Brown	SAME AS NEW OWNER	
(NAME)	(NAME)	**104-02-2A-406.00-CO**
3000 Poston Ave. Unit 406		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **JOHN M. HACKETT AND LEA L. HACKETT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL STUART BROWN, SINGLE,** 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 No. 406, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209- 0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit.

Being the same property conveyed to John M. Hackett and Lea L. Hackett, husband and wife by Special Warranty Deed from The Poston at The park, LLC, a Tennessee limited liability company of record in Instrument No. 20170608-0057372 Register's Office for Davidson County, Tennessee, dated June 06, 2017 and recorded on June 08, 2017.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20151209-0124008, as Amended in Instrument Number 20151215-0126061, Instrument Number 20170330-0031250, Instrument Number 20190531-0051836, Register's Office for Davidson County, Tennessee.
- Charter for The Poston At The Park Homeowners' Association, Inc. of record in Instrument Number 20151209-0124004, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 114, Register's Office for Davidson County, Tennessee.
- Metro Codes Letter of record in Book 5378, Page 11, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Stormwater Facilities and Systems of record in Instrument Number 20150721-0071420, in the Register's Office for Davidson County, Tennessee.
- Utility Line Easement of record in Instrument Number 20161014-0108914 and Instrument Number 20161014-0108915, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20161212-0130105, in the Register's Office for Davidson County, Tennessee.
- Homeowners Deed of record in Instrument Number 20190531-0051835, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Poston Ave. Unit 406, Nashville, Tennessee 37203**.

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 15th DAY OF NOVEMBER, 2024.

John M. Hackett

Lea L. Hackett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN M. HACKETT, 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 15th of November, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEA L. HACKETT, 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 15th of November, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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