THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8193-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2025 Notary Public MY COMMISSION EXPIRES 5-9-26 (AFFIX SEAL)

Karen Johnson
Batch # 1257003
04/07/2025 09 34 45 AM
Fees $18 00 Taxes $1,794 50
20250407-0026044

Davidson County
DEEDWARR
3 pgs

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis E. Buck Revocable Living Trust Agreement	NEW OWNER	
4487 Post Place Unit 33		103-15-0B-033.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Heirs and Beneficiaries of Susan P. Chambers**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Louis E. Buck Revocable Living Trust Agreement u/a/d May 30, 2024**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 33 on the Plan of Lion's Head Condominium, of record in Plat Book 5200, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, Page 70, corrected in Book 5342, Page 683, said Register's Office.

Being the same property conveyed to Susan P. Chambers by Warranty Deed from Steven E. Clifton and Sharon M. Clifton, Trustees of the Clifton Revocable Living Trust, dated March 22, 2018 of record in Instrument No. 20180627-0061975 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 27, 2018.

Susan P. Chambers died, intestate, on November 29, 2024, vesting title to the herein-described property in her heirs at law, namely her siblings, Tracy Pearson and Roger Pearson. See Affidavits of Heirship of record in Instrument Numbers 20241220-0098884 and 20241220-0098883, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4487 Post Place Unit 33, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 31 day of March, 2025.

Heirs and Beneficiaries of Susan P. Chambers

BY: Tracy D Pearson
Tracy D Pearson, Heir at Law of Susan P. Chambers

BY: Roger Pearson
Roger Pearson, Heir at Law of Susan P. Chambers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tracy D. Pearson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of March, 2025.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roger Pearson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of March, 2025.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Witness our hands this the 31st day of March, 2025.

Estate of Susan P. Chambers

BY: Teresa Pearson
Teresa Pearson
Its: Administrator

STATE OF FLORIDA

COUNTY OF LEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Teresa Pearson** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Administrator** of the **Estate of Susan P. Chambers** the within named bargainor, and that she as such Administrator being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said **Teresa Pearson** as such **Administrator.**

Witness my hand and official seal this the 31st day of March, 2025.

NOTARY PUBLIC Rik S McCoy

My Commission Expires: 07/22/2025

ID's Produced: Driver's License

RIK S MCCOY
Notary Public - State of Florida
Commission # HH 156934
Expires on July 22, 2025

Notarized remotely online using communication technology via Proof