THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number 25-5018
Parcel ID 103-15-0B-126-00

Property Address
4487 Post Place, #126, Nashville, TN 37205

Karen Johnson Davidson County
Batch # 1262737 DEEDWARR
04/21/2025 01 53 30 PM 3 pgs
Fees $18 00 Taxes $1,332 00
20250421-0030257

Warranty Deed

Send Tax Statements To:
Elaina V. Anderson
880 Seven Mile Ferry Rd
Clarksville TN 37040

Name and Address of New Owner:
Elaine V. Anderson
880 Seven Mile Ferry Rd.
Clarksville, TN 37040

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10 00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JULIA MOODIE COVINGTON, a married woman, KATHRYN MOODIE SULLIVAN, a married woman, and JULIA MOODIE COVINGTON, PERSONAL REPRESENTATIVE of ESTATE OF HARRY WATTS MOODIE, deceased,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **ELAINIA VANDERS ANDERSON**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 126 on the Plan of Lion's Head Condominium Apartments of record in Plat Book 5200, Page 82, Register's Office for said County, to which plan reference is made for amore complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium Apartments, 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 HARRY W. MOODIE AND WIFE, ANN S. MOODIE by Deed dated February 28, 1994 from CHARLES F. BAKER AND WIFE, MARY BAKER, recorded March 1, 1994, in Book 9262, Page 935, in the Official Records of Davidson County, Tennessee. Ann S. Moodie died 2/24/2024 and property vested to Harry W. Moodie as surviving tenant by the entirety Harry W. Moodie died testate 11/23/2024 and said property vested to JULIA MOODIE COVINGTON AND KATHRYN MOODIE SULLIVAN pursuant to his Last Will and Testament, in the Seventh Circuit Probate Court for Davidson County, Tennessee, Case No. 24PR2513.

This is improved property known as, 4487 Post Place, #126, Nashville, TN 37205

THE PROPERTY CONVEYED HEREIN WAS NOT THE PRINCIPAL RESIDENCE OF THE

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions

1 2025 Davidson County property taxes are a lien not yet due and payable

2. All matters on the Plan of record in Plat Book 5200, page 82, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment pursuant to the provisions of the

Tennessee Horizontal Property Act as the same is set out in Sections 66-27-101, et seq of the Tennessee Code Annotated and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof, also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements nor or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lion's Head Condominium Apartments of record in Book 5340, Page 70, and in Book 5342, page 683, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set our signatures, this 15th day of April, 2025

JULIA MOODIE COVINGTON

KATHRYN MOODIE SULLIVAN

ESTATE OF HARRY WATTS MOODIE

By: _____
JULIA MOODIE COVINGTON,
PERSONAL REPRESENTATIVE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **JULIA MOODIE COVINGTON, and KATHRYN MOODIE SULLIVAN,** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 15 day of April, 2025.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JULIE MOODIE COVINGTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the PERSONAL REPRESENTATIVE of the **ESTATE OF HARRY WATTS MOODIE**, the within name bargainer, and that she as such PERSONAL REPRESENTATIVE, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate, as PERSONAL REPRESENTATIVE, respectively

WITNESS my hand and official seal this 15 day of April, 2025

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $360,000.00.

Affiant

SWORN TO and subscribed before me on this 15 day of April, 2025

Notary Public

Feb 12, 2029
My Commission Expires

MELANIE ROMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY