Karen Johnson Davidson County
Batch# 1271667 DEEDWARR
05/12/2025 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20250512-0036956

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8480-WE

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Stabler, Cynthia M. Cosway and Michael D. Cosway	New Owner	
301 Post Creek Road		128-15-0B-301.00-CO
Nashville, TN 37221		
(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, I, **Rachel Scott, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Stabler, an unmarried woman, and Cynthia M. Cosway and Michael D. Cosway, wife and husband**

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:

Situated in Davidson County, Tennessee, being Unit No. 301 as shown on the Plan of Post House-Bellevue Condominium, Phase Two, of record in the First Amendment to the Master Deed for Post House-Bellevue Condominium (Annexation of Phase II) in Book 6846, page 811, and referred to as Exhibit "B" found at pages 813, 814 and 815, to which plat reference is hereby made for a more complete description; Book 6846, page 811, amending original Master Deed, of record in Book 6838, page 445; all references of record in the Register of Deeds office of Davidson County, Tennessee.

Being the same property conveyed to Rachel Scott, single woman by Warranty Deed from John Dab and Barbara Dab, husband and wife and Rebecca Dab, unmarried of record in Instrument No. 20211206-0161291 Register's Office for Davidson County, Tennessee, dated December 03, 2021 and recorded on December 06, 2021.

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 improved property known as **301 Post Creek Road, Nashville, TN 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 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 5 day of May, 2025.

Rachel Scott

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 **Rachel Scott,** 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 5 day of May, 2025.

My Commission expires: 11-8-27

Notary Public

JAMES A. MASCHTEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Joshua A. Terry, 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 5/5/25.

Affiant Signature – Joshua A. Terry

5/7/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/7/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27