WARRANTY DEED

Karen Johnson Davidson County
Batch# 1285135 DEEDWARR
06/17/2025 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.37
20250617-0047355

File #25-PA-4487-31

(SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2025

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Brandon Carver	**New Owner**	
(NAME) **117 Postwood Place**	(NAME)	**103 15 0B 031.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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,

MARY ALEXANDRA COLEMAN, EXECUTRIX OF THE ESTATE OF EDWIN C. COLEMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN BRANDON CARVER, AN UNMARRIED MAN,

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. 31 on the Plan of LION'S HEAD CONDOMINIUM APARTMENTS, 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, as corrected in Book 5342, Page 683, said Register's Office.

Being the same property conveyed to Edwin C. Coleman and wife Mary P. Coleman, by Warranty Deed from Donald T. Van Deusen and wife, Dorothy Van Deusen, of record in Book 6488, Page 701, in the Register's Office for Davidson County, Tennessee, dated February 6, 1985 and recorded on February 7, 1985. The said Mary P. Coleman died on December 17, 2019, then Edwin C. Coleman died March 13, 2025 testate. See Probate Case No. 25P1062, Davidson County Circuit (Probate) Court.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LION'S HEAD CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page 82.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DAVID M. CARNEY DEVELOPMENT, as recorded in Plat Book 4675, Page 134.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lion's Head Condominium of record in Book 5340, Page 70, as corrected in Book 5342, Page 683; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6909, Page 212 and Book 7196, Page 827.

*Easement for Conservation Greenway, recorded in Instrument No. 20040728-0090473.

*Easement for Transmission, recorded in Instrument No. 20150831-0087898.

*Easement recorded in Instrument Nos. 20120521-0043889 and 20181012-0101325.

*Charter for Lion's Head Homeowners' Association recorded as Book 5342, Page 2.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4487 Post Place, Unit 31, 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 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 13th day of June, 2025.

Estate of Edwin C. Coleman

By: _____
Mary Alexandra Coleman, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13 day of June, 2025, before me personally appeared Mary Alexandra Coleman, Executrix of Estate of Edwin C. Coleman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged the execution of same to be such person's free act and deed.

Witness my hand, at office, this 13 day of June, 2025.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Ryan Lux, 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 **June 13, 2025**.

Date

Affiant Signature

June 13, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **13th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029