Karen Johnson Davidson County
Batch# 1314626 DEEDWARR
08/26/2025 07:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250826-0068004

WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Sharon A Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/7/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hunter R. Mobley and Holden M. Mobley, Trustees of The Lion's Head 86 Trust	NEW OWNER	103-15-0B-086-00
(NAME)	(NAME)	
4487 Post Place, Unit 86		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Darrick Bowman, Executor of the Estate of Melvyn Sydney Foster**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Hunter R. Mobley and Holden M. Mobley, Trustees of The Lion's Head 86 Trust, under agreement dated August 15, 2025**, hereinafter called the GRANTEE(S), his/her/their 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. 86 on the Plan of Lion's Head Condominium Apartments, of record in Book 5200, page 82, 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, and corrected in Book 5342, page 683, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melvyn Sydney Foster, unmarried, by deed from Lions Head Associates, a Tennessee partnership, of record in Book 5370, page 821, dated November 29, 1978, Register's Office for Davidson County, Tennessee.

Melvyn Sydney Foster having since died testate April 2, 2024. Pursuant to the terms of will of Melvyn Sydney Foster of record in Docket No. 24P1069 in the Seventh Circuit Probate Court of Davidson County, Tennessee, said property is to be administered as part of the probate estate.

This conveyance is subject to (1) taxes for the year 2025, which have been prorated and assumed by Grantees; (2) matters shown on the Plan of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee; (3) Master Deed of record in Book 5340, page 70, and corrected in Book 5342, page 683, Register's Office for Davidson County, Tennessee; (4) Right-of-Way Agreement of record in Book 3969, page 788, Register's Office for Davidson County, Tennessee; (5) Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 4889, page 140, Register's Office for Davidson County, Tennessee; (6) Overhead Line Easement of record in Book 4995, page 32, Register's Office for Davidson County, Tennessee; (7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6909, page 212, and Book 7196, page 827, Register's Office for Davidson County, Tennessee; (8) Agreement(s) for Grant of Easement for Conservation Greenway of record as Instrument Nos. 20040716-0085277, and 20040728-0090473, Register's Office for Davidson County, Tennessee; (9) Grant of Easement(s) of record as Instrument Nos. 20120521-0043889, and 20150831-0087898, Register's Office for Davidson County, Tennessee; (10) rights of others in and to party walls; and (11) rights of others in and to the use of the common areas/elements.

unimproved ☐

This is improved ☒ 4487 Post Place, Unit 86, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 25th day of August, 2025.

THE ESTATE OF MELVYN SYDNEY FOSTER

Darrick Bowman, Executor

Darrick Bowman, Executor

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Darrick Bowman, Executor of the Estate of Melvyn Sydney Foster**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Executor of the Estate of Melvyn Sydney Foster**, and that he/she being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of August, 2025.

Notary Public:

My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Wesley D. Turner, 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 August 25, 2025.

Affiant Signature

Date: August 25, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of August, 2025.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

