WARRANTY DEED

Karen Johnson Davidson County
Batch# 1377112 DEEDWARR
02/06/2026 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20260206-0008896

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF February, 2026

Notary Public

MY COMMISSION EXPIRES: 3.6.29 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Sarah Levis, et. al	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS
(NAME) 4487 Post Pl. Apt 9	(NAME)	103150800900CO
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **Stephen Wells, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Sarah Levis, Sarah Emily Phy, Ruth Amelia Downs, and Kathryn Frances Phy, as tenants in common, with rights of survivorship,** 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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 9 of Lion's Head Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Plat book 5200, Page 82, in the Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description.

Being the same property conveyed to Stephen Wells, an unmarried man, by virtue of that certain Warranty Deed dated February 7, 2024, and being of record at Instrument No. 20240208-0008842 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved _ property, known as 4487 Post Pl Apt 9 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 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 my hand this 1st day of February, 2026.

Stephen Wells

Stephen Wells

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me (via audio/video communication) a Notary Public in and for said State and County, duly commissioned and qualified, **Stephen Wells** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of February, 2026.

Notary Public

Notarized online using audio-video communication

My Commission Expires: 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A Mason, 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 2/2/26.

Affiant Signature

2/2/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 2 day of February, 2026

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028