WARRANTY DEED

Karen Johnson Davidson County
Batch# 1403676 DEEDWARR
04/09/2026 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20260409-0028785

File #26-TL-3000-503

(SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF April, 2026.

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)
William H. Leone	Same As New Owner	
(NAME)	(NAME)	
9652 Stanfield Road		**104 02 2A 503.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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,

JONATHAN DAVID STONE, A MARRIED PERSON,

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

WILLIAM H. LEONE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,

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. 503, as established by the Master Deed of THE POSTON AT THE PARK CONDOMINIUMS of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, and Third Amendment to Master Deed of record in Instrument No. 20190531-0051836, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space numbers 503A and 503B on P-2 Lower Level Garage as set forth in said Master Deed.

Being the same property conveyed to Jonathan David Stone, An Unmarried Man, by Warranty Deed from Marshall Chapman, An Unmarried Person, of record in Instrument No. 20220127-0010173, in the Register's Office of Davidson County, Tennessee, dated January 12, 2022 and recorded on January 27, 2022.

Jonathan David Stone has since married.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILLS SUBDIVISION OF LOT NO. 40 OF COCKRILL SPRING, as recorded in Plat Book 57, Page 114.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE POSTON AT THE PARK CONDOMINIUM of record in Instrument No. 20151209-0124008; amended in Instrument No. 20151215-0126061, Instrument No. 20170330-0031250, Instrument No. 20190531-0051836.; 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.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150721-0071420.
* Easement for Utility Line, recorded in Instrument No. 20161014-0108914 and Instrument No. 20161014-0108915.
* Easement recorded in Instrument No. 20161212-0130105.

* Charter for The Poston at the Park Homeowners' Association, Inc., recorded in Instrument No. 20151209-0124004.
* Common Open Space Deed recorded in Instrument No. 20190531-0051835.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3000 Poston Ave, Unit 503, Nashville, TN 37203**.

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 7th day of April, 2026.

Jonathan David Stone

Blythe Exton

***BLYTHE EXTON**, spouse of **JONATHAN DAVID STONE**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **BLYTHE EXTON** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 2026, before me personally appeared Jonathan David Stone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2026.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 2026, before me personally appeared Blythe Exton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2026.

Notary Signature
My commission expires:

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

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 4/7/2024 (date of document).

Date: 4/8/2026

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 8th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2028