WARRANTY DEED

Karen Johnson Davidson County
Batch# 1418056 DEEDWARR
05/08/2026 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260508-0041747

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0564

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael Post	Michael Post	133-07-0-023.00
(NAME)	(NAME)	
2105 Casterline Ct	2105 Casterline Ct	
(ADDRESS)	(ADDRESS)	
Franklin TN 37069	Franklin TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES T. ALEXANDER, III, KATHY NANCE, AND DONNA GAIL GROOMS, BEING ALL OF THE HEIRS AT LAW OF LORETTA ANN ALEXANDER, DECEASED, HEREINAFTER CALLED THE GRANTOR,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M.T. POST, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 Lot No. 21 on the Plan of Parma Heights, Section Three (III) of record in Plat Book 2330, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Alexander, Jr. and wife, Loretta Alexander by Warranty Deed from Joe Edward Curtis and wife, Evelyn V. Curtis of record in Book 3370, Page 267, Register's Office for Davidson County, Tennessee, dated March 27, 1962 and recorded on April 05, 1962. Order Amending Final Decree vesting the subject property in Loretta Ann Alexander of record in Docket No. 61993, Circuit Court for Davidson County, Tennessee, and of record in of record in Book 4882, Page 185, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Loretta A. Alexander and Kayla Nichole Alexander as Tenants in Common with Rights of Survivorship by Quitclaim Deed from Donald R. Barrett, Jr. and in the same deed from Loretta A. Alexander of record in Instrument No. 20160811-0083555, Register's Office for Davidson County, Tennessee, dated July 27, 2016 and recorded on August 11, 2016.

Being the same property conveyed to Loretta A. Alexander by Quitclaim Deed from Kayla Nichole Alexander of record in Instrument No. 20171002-0100361, Register's Office for Davidson County, Tennessee, dated September 09, 2017 and recorded on October 02, 2017. The said Loretta A. Alexander aka Loretta Ann Alexander died on or about February 13, 2025. Affidavit of Heirship of record in Instrument No. 20250731-0060452, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 3522 Hewlett Drive, Nashville, TN 37211
(House No.) (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.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

Witness our hands this 8th day of May, 2026.

Charles T. Alexander, III

Kathy Nance

Donna Gail Grooms

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Charles T. Alexander, III, Kathy Nance, and Donna Gail Grooms, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal, this the 8th of May, 2026.

Notary Public

My Commission Expires: 8-12-2028

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Lisa Allard, 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 May 8, 2026

Lisa Allard, Affiant May 8, 2026

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this May 8, 2026.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY