Karen Johnson Davidson County
Batch# 1421913 DEEDWARR
05/19/2026 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260519-0044621

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353929

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/0[illegible] 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2026.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nancie-Joy Ogden 412 Post Creek Road Nashville TN 37221	New Owner	Tax Parcel ID No. 128 15 0B 412.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah Huebner, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancie-Joy Ogden, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 412, of POST HOUSE-BELLEVUE CONDOMINIUM, PHASE 1, A HORIZONTAL PROPERTY REGIME pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6838, Page 445; amended in Book 8626, Page 588; Instrument No. 20180504-0042730 Register's Office of Davidson County, Tennessee, to which source reference is hereby made for a more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Sarah Huebner, an unmarried woman, by Warranty Deed from Julie A. Johnson, a single woman, of record in Instrument No. 20191209-0126745, in the Register's Office of Davidson County, Tennessee, dated November 29, 2019 and recorded on December 09, 2019.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing POST HOUSE-BELLEVUE CONDOMINIUM, PHASE 1 of record in Book 6838, Page 445; amended in Book 8626, Page 588; Instrument No. 20180504-0042730; 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.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6534, Page 325.

Charter for Post House-Bellevue Condominium Association recorded as Book 6848, Page 541.

This is improved property located at 412 Post Creek Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 2026.

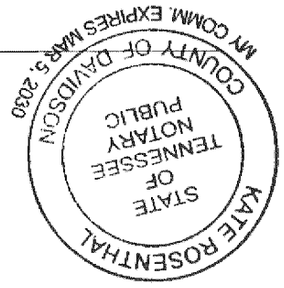
Sarah Huebner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Huebner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **5/18/2026** (date of document).

Affiant Signature

5/18/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **May**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

