Karen Johnson Davidson County
Batch# 1427282 DEEDWARR
06/02/2026 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20260602-0049593

EMILY H PROPHET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/24/2027
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $289,900.00.

Philip R Howell
Affiant

Subscribed and sworn to before me, this 28th day of May, 2026.

Notary Public

My commission expires: 3-24-2027

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Philip R. Howell	**New Owner**	**103-15-0B-127.00CO**
4487 Post Place, Unit 128		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,I,

Carolyn A. Trabue, an unmarried woman,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Philip R. Howell, an unmarried man,

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 127 on the Plan of Lion's Head Condominium of record in Book 5200, Page 82, 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 Carolyn A. Trabue, unmarried, by Warranty Deed from Frank Rushton and wife, Barbara G. Rushton, of record in Book 6343, Page 908, dated July 16, 1984, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 5200, Page 82, Register's Office for Davidson, Tennessee.
c. Conservation Easement of record in Instrument No. 20040728-0090473, in the Register's Office for Davidson County, Tennessee.
d. Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4889, Page 140, in the Register's Office for Davidson County, Tennessee.
e. Easement to Nashville Gas Co. of record in Book 3969, Page 788, in the Register's Office for Davidson County, Tennessee.
f. Sewer Easement of record in Book 3224, Page 527, Book 3376, Page 102, Book 4675, Page 134, Book 6909, Page 212 and Book 7196, Page 827, in the Register's Office for Davidson County, Tennessee.
g. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043889, in the Register's Office for Davidson County, Tennessee.
h. Overhead Line Easement of record in Book 4995, Page 32, in the Register's Office for Davidson County, Tennessee.
i. Charter for Homeowners Association of record in Book 5342, Page 2, in the Register's Office for Davidson County, Tennessee.

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j. Easement to Piedmont Natural Gas Co. of record in Instrument No. 20150831-0087898 and Instrument No. 20181012-0101325, in the Register's Office for Davidson County, Tennessee.
k. All Matters of record in Plat Book 4675, Page 134, in the Register's Office for Davidson County, Tennessee.
l. Master Deed of record in Book 5340, Page 70, amended in Book 5342, Page 683, Register's Office for Davidson County, Tennessee.
m. By Laws of record in Book 5340, Page 121, Register's Office for Davidson County, Tennessee.
n. Subject to rights of others in and to common areas/elements.
o. Subject to lien for special assessment contained in DCCR's/Master Deed.
p. Subject to HOA dues- if any.
q. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4487 Post Place, Unit 127, Nashville, TN 37205.

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 28th day of May, 2026.

Carolyn A. Trabue

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Carolyn A. Trabue, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2026.

Notary Signature
My commission expires: 3-24-2027

EMILY H PROPHET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/24/2027
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-333**

Certificate of Authenticity

I, Emily Prophet, 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

5-28-2026.

Date

Affiant Signature

May 28, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of May, 2026.



Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-333**