PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64461

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Denise Chambul 4487 Post Place #78 Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 103150B07800CO

Karen Johnson Davidson County
Batch # 1433409 DEEDWARR
06/15/2026 02:14:16 PM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20260615-0054008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$352,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Gates Matthews, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Denise Chambul,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 78 of Lion's Head Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 82, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Susan Gates Matthews, unmarried woman, by Warranty deed from Sherrie Gay Carroll, unmarried, dated June 9, 2022 and recorded on June 10, 2022, of record in Inst. No. 20220610-0066216, Register's Office for Davidson County, Tennessee.

Frank Remillard, spouse of Susan Gates Matthews, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 82, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Agreement for Grant of Easement for Conservation Greenway of record in Inst. No. 20040728-0090473, said Register's Office; Easement to Comcast of Nashville of record in Inst. No. 20120521-0043889, said Register's Office; Grant of Easement Transmission to Piedmont Natural Gas Company of record in Inst. No. 20150831-0087898 and Inst. No. 20181012-0101325, said Register's Office; Encroachment Easement Agreement of record in Inst. No. 20251231-0104443, said Register's Office; Easements for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6909, page 212, and Book 7196, page 827, said Register's Office; Charter of Lion's Head Homeowners Association of record in Book 5342, page 5, said Register's Office.

This instrument is executed on behalf of Frank Remillard by Susan Gates Matthews pursuant to a Power of Attorney executed by him on the 8th day of June, 2026, of record in Instrument No. 20260615-0054007, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 4487 Post Place, # 78, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of June, 2026

Susan Gates Matthews
Susan Gates Matthews

Frank Remillard by Susan Gates Matthews
Frank Remillard by Susan Gates Matthews, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 11th day of June, 2026, before me the undersigned authority, personally appeared **Susan Gates Matthews**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Susan Gates Matthews** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Frank Remillard**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 11th day of June, 2026

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $352,000.00.

Affiant

Sworn and subscribed before me this 11th day of June, 2026

My Commission Expires: DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Notary

EXHIBIT "A"

To

Warranty Deed

FROM: Susan Gates Matthews

TO: Denise Chambul

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Susan Gates Matthews, Affiant

Sworn to and subscribed before me this 11TH day of June, 2026

Notary Public

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026