Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1185

Karen Johnson Davidson County
Batch # 1437704 DEEDWARR
06/24/2026 03:38:27 PM 2 pgs
Fees: $13.00 Taxes: $1,589.15

20260624-0057156

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carmon Proctor, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Esther Cooke, an unmarried woman,** 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:**

Land in Davidson County, Tennessee, being Unit No. 2 of Lion's Head Condominium, a Condominium or Horizontal Property regime established by Master Deed of record in Book 5340, Page 70 and Deed of Correction recorded in Book 5342, Page 683, Register's Office for Davidson County, Tennessee, and shown on a plan of record in Book 5200, Page 82, Register's Office for Davidson County, Tennessee, to which references are made for a more complete description of the property.

Being the same property conveyed to Carmon Proctor by Warranty Deed from Laurie Ford Nord, an unmarried woman of record in Instrument No. 20230807-0060844, Register's Office for Davidson County, Tennessee, dated August 04, 2023 and recorded on August 07, 2023.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4487 Post Place #2, 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Esther Cooke 4487 Post Place #2 Nashville, TN 37205	NEW OWNER	103-15-0B-002.00

WITNESS THE EXECUTION HEREOF this 17th day of June, 2026.

Carmon Proctor

State of Tennessee)
County of Davidson)

On this 17th day of June, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Carmon Proctor, the bargainor(s), 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.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 429,500.00.**

Affiant

Sworn and subscribed before me on this the 18th day of June, 2026.

Notary Public

My Commission Expires: 1/23/30

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON