Karen Johnson Davidson County
Batch# 1450519 DEEDWARR
07/22/2026 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20260722-0066423

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25888-DJ

This instrument was prepared from information furnished by the public records or Grantee. Midtown Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed. Midtown Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

STEPHANIE FEURING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Heather Wolbert
Affiant

Subscribed and sworn to before me, this the 21st day of July, 2026.

Notary Public
My Commission Expires: 3/13/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donald Turner 303 Post Creek Rd Nashville, TN 37221	Same	128-15-0B-303-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Deborah Ann Cook, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Donald Landis Turner, unmarried man** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No 303 as shown on the Plan of Post House-Bellevue Condominium, Phase Two, of record in the First Amendment to Master Deed for Post House-Bellevue Condominium (Annexation of Phase II) in Book 6846, Page 811, and referred to as Exhibit "B" found at pages 813, 814, and 815 to which plan reference is hereby made for a more complete description; Book 6846, Page 811 amending original Master Deed, of record in Book 6838, Page 445; all reference of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Iris S. Janis and Deborah Ann Cook, both unmarried, as joint tenants with right of survivorship, by deed from Justin Geoffrey Malais and Cherise Malais, husband and wife, dated 05/15/2020 and recorded 05/21/2020 in Instrument Number 20200521-0052774, in the Register's Office of Davidson County, Tennessee. Iris S. Janis died July 26, 2024 leaving Deborah Ann Cook surviving tenant.

This is improved property located at: **303 Post Creek Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 17 day of July, 2026.

GRANTOR:

Deborah Ann Cook

STATE OF OREGON
COUNTY OF Washington

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah Ann Cook, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of July, 2026.

OFFICIAL STAMP
SHERREY ADMIRE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1029603
MY COMMISSION EXPIRES OCTOBER 12, 2026

Notary Public
My Commission expires: 10-12-2026

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 July **21, 2026.**

Date: July 21, 2026

STATE OF **TENNESSEE**
COUNTY OF **CHEATHAM**

Sworn to and **subscribed before me this** July 21, 2026.

Notary Public
My Commission Expires: 7/25/26

