Bill Garrett Davidson County
Batch# 95032 DEEDQC
05/21/2018 03:18:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180521-0048615

# QUITCLAIM DEED

BRITTANY BLACKBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Martha M. Stasaski
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2 DAY OF May, 2018.

Brittany Blackburn
NOTARY PUBLIC

MY COMMISSION EXPIRES November 8, 2021

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
**AFTER RECORDING RETURN TO:**
Martha M. Stasaski; 423 Siena Drive, Nashville TN 37205

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Martha M. Stasaski. Trustee | same | 129110A42300CO |
| 423 Siena Drive | | |
| Nashville, TN 37205 | | |

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

**MARTHA M. STASASKI**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

**MARTHA M. STASASKI, TRUSTEE, U/A/D/ APRIL 18TH, 2001OF THE STASASKI JOINT REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 423 Siena Drive, Nashville, TN 37205

Witness hand on this 2 day of May, 2018

Martha M. Stasaski
**MARTHA M. STASASKI**

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: **MARTHA M. STASASKI** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1408th Ave S, Nashville TN, this 2 day of May, 2018.

Notary Public Brittany Blackburn

My Commission Expires: November 8, 2021

BRITTANY BLACKBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

15-7371 STASASKI JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Unit No. 423 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase IB, of record in Book 6237, Page 665 and amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit. Together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase IB, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Martha M. Stasaski from Gloria Hodges, Christopher Cothron and Gloria Hodges Executrix of Estate James Harris, in instrument number 20150310002052 8 in the Register's Office of Davidson County, Tennessee.

*THIS INSTRUMENT WAS PREPARED WITH INFORMATION PROVIDED BY THE GRANTORS OR THEIR AGENTS. NO TITLE SEARCH WAS PERFORMED OR REQUESTED.

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.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE IB, THE CLOISTER AT ST. HENRY, as recorded in Plat Book 5200, Page(s) 676, revised in Book 6250, Page 585 and Book 6250, Page 924.

d. Terms and provisions of Amended By-Laws of The Cloister at St. Henry recorded in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285 and Instrument Nos. 20020109-0003376 and 20140219-0014189.

e. Charter of The Cloister Owners' Association recorded in Book 6076, Page 203.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLOISTER AT ST. HENRY Condominium of record in Book 6042, Page 602 and Book 6237, Page 665 , as amended by instrument(s) of record in Book 6834, Page 449; 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.

g. Declaration of Restrictions, Covenants and Easements recorded in Instrument No. 20101228-0102374.

h. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4191, Page 157.

i. Terms and Provisions of Ground Lease recorded in Book 6208, Page 137.

j. Storm Water Detention Agreement recorded in Book 6824, Page 870.

k. Resolution recorded in Book 6527, Page 700.

l. Easement and other materials recorded in Book 5200, Page 455 and Book 5200, Page 529.