PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 218024 **DEEDWARR**
04/15/2019 02:40:06 PM 7 pgs
Fees: $38.00 Taxes: $1,202.50
20190415-0034368

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (RE) Title No.: 60248

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dolores D. Dennard 400 Siena Drive Nashville, TN 37205	Dolores D. Dennard 400 Siena Drive Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 129110A40000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick J. Higdon, Timothy L. Higdon, Deborah McFerrin, Katherine Elaine Cunningham, Kevin Higdon, Michael Higdon, James Lucian Geldrich, Sr., Stephen Michael Geldrich, Sr. Shearon Delores Geldrich Brown, Daniel Frances Geldrich, Jr., Penny Susan Geldrich Brewington, devisees under the Last Will and Testament of James H. Geldrich, and Timothy C. Smith, sole heir at law of devisee Anna Geldrich Smith, and Bernard Forte, Jr., Executor under said Last Will and Testament**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dolores D. Dennard** 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. 400 of The Cloister at St. Henry, Phase 1B, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6237, page 665 amended in Book 6834, page 449, 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 appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to James H. Geldrich and wife, Barbara H. Geldrich by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., dated August 17, 1984 and recorded on August 17, 1984 of record in Book 6362, page 401, Register's Office for Davidson County, Tennessee, and by Warranty Deed from St. Henry's Property Development, Inc., dated February 1, 2011, recorded February 3, 2011, of record in Instrument No. 20110203-0009770, said Register's Office. The said James H. Geldrich and Barbara H. Geldrich have since died with Barbara H. Geldrich predeceasing James H. Geldrich. The Last Will and Testament of James H. Geldrich of record in Docket No. 18P2019, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property as follows: a one-half (1/2) share equally to Patrick J. Higdon, Timothy L. Higdon, Deborah McFerrin, Katherine Elaine Cunningham, Kevin Higdon and Michael Higdon, and a one-half (1/2) share equally to James Lucian Geldrich, Sr., Stephen Michael Geldrich, Sr., Shearon Delores Geldrich Brown, Daniel Frances Geldrich, Jr., Penny Susan Geldrich Brewington, and Anna Geldrich Smith. The said Anna Geldrich Smith has since died. By Affidavit of Heirship of record in Instrument No. 20190311-0022104, Timothy C. Smith was established as the heir at law of Anna Geldrich Smith. Bernard Forte, Jr. was appointed as the Executor of said Last Will and Testament of James H. Geldrich. Steven Michael Geldrich, Sr. is one in the same person as Stephen Michael Geldrich, Sr. Sharon Delores Geldrich Brown is one in the same person as Shearon Delores Geldrich Brown.

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

Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "B" to the Master Deed of record in Book 6237, page 665 amended in Book 6834, page 449, said Register's Office, to which plan reference is hereby made for a more complete description; Subject to the provisions of the condominium Master Deed of record in Book 6237, page 665 amended in Book 6519, page 187, Book 6834, page 449, Instrument No. 20101228-0102374, Instrument No. 20140219-0014189, Book 6042, page 602 amended in Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, and Instrument No. 20180907-0088838, said Register's Office. Charter of The Cloister Owners Association of record in Book 6076, page 204, said Register's Office. Easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, said Register's Office. Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dated September 14, 1983 of record in Book

6208, page 137, said Register's Office. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109631, said Register's Office.

This instrument is executed on behalf of **Patrick J. Higdon** by Bernard Forte, Jr., pursuant to a Power of Attorney executed by him on the 7th day of February 2019, of record in Instrument No. 20190311-0022108, 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 instrument is executed on behalf of **Timothy L. Higdon** by Bernard Forte, Jr., pursuant to a Power of Attorney executed by him on the 7th day of February 2019, of record in Instrument No. 20190311-0022107, 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 instrument is executed on behalf of **Deborah McFerrin** by Bernard Forte, Jr., pursuant to a Power of Attorney executed by her on the 12th day of February, 2019, of record in Instrument No. 20190311-0022110, 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 instrument is executed on behalf of **Katherine Elaine Cunningham** by Bernard Forte, Jr., pursuant to a Power of Attorney executed by her on the 13th day of February 2019, of record in Instrument No. 20190311-0022113, 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 instrument is executed on behalf of **Kevin Higdon** by Bernard Forte, Jr., pursuant to a Power of Attorney executed by him on the 28th day of February, 2019, of record in Instrument No. 20190311-0022105, 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 instrument is executed on behalf of **Michael Higdon** by Bernard Forte, Jr., pursuant to a Power of Attorney executed by him on the 9th day of March 2019, of record in Instrument No. 20190312-0022664, 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 instrument is executed on behalf of **James Lucian Geldrich, Sr.** by Bernard Forte, Jr., pursuant to a Power of Attorney executed by him on the 7th day of March, 2019, of record in Instrument No. 201903110022114, 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 instrument is executed on behalf of **Steven Michael Geldrich, Sr.** by Bernard Forte, Jr., pursuant to a Power of Attorney executed by him on the 12th day of February 2019, of record in Instrument No. 20190311-0022109, 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 instrument is executed on behalf of **Sharon Delores Geldrich Brown** by Bernard Forte, Jr., pursuant to a Power of Attorney executed by her on the 7th day of March 2019, of record in Instrument No. 20190314-0023544, 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 instrument is executed on behalf of **Daniel Francis Geldrich, Jr.** by Bernard Forte, Jr., pursuant to a Power of Attorney executed by him on the 11th day of February 2019, of record in Instrument No. 20190311-0022111, 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 instrument is executed on behalf of **Penny Susan Geldrich Brewington** by Bernard Forte, Jr., pursuant to a Power of Attorney executed by her on the 6th day of March, 2019, of record in Instrument No. 20190311-0022106, 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 instrument is executed on behalf of **Timothy C. Smith** by Bernard Forte, Jr., pursuant to a Power of Attorney executed by him on the 13th day of February 2019, of record in Instrument No. 20190311-0022112, 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 400 Siena Drive, 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 15th day of April, 2019.

Patrick J. Higdon by Bernard Forte, Jr., Attorney-in-Fact

James Lucian Geldrich, Sr. by Bernard Forte, Jr., Attorney-in-Fact

Timothy L. Higdon by Bernard Forte, Jr., Attorney-in-Fact

Steven Michael Geldrich, Sr. by Bernard Forte, Jr., Attorney-in-Fact

Deborah McFerrin by Bernard Forte, Jr., Attorney-in-Fact

Sharon Delores Geldrich Brown by Bernard Forte, Jr., Attorney-in-Fact

Katherine Elaine Cunningham by Bernard Forte, Jr., Attorney-in-Fact

Daniel Francis Geldrich, Jr. by Bernard Forte, Jr., Attorney-in-Fact

Kevin Higdon by Bernard Forte, Jr., Attorney-in-Fact

Penny Susan Geldrich Brewington by Bernard Forte, Jr., Attorney-in-Fact

Michael Higdon by Bernard Forte, Jr., Attorney-in-Fact

Timothy C. Smith by Bernard Forte, Jr., Attorney-in-Fact

Bernard Forte, Jr., Executor

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, Bernard Forte, Jr., 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 **Patrick J. Higdon**, 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 15th day of April, 2019.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires: _____

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, Bernard Forte, Jr., 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 **Timothy L. Higdon**, 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 15th day of April, 2019.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires: _____

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, Bernard Forte, Jr., 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 **Deborah McFerrin**, 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 15th day of April, 2019.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires: _____

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, Bernard Forte, Jr., 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 **Katherine Elaine Cunningham**, 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 15th day of April, 2019.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

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, Bernard Forte, Jr., 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 **Kevin Higdon**, 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 15th day of April, 2019.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

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, Bernard Forte, Jr., 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 **Michael Higdon**, 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 15th day of April, 2019.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

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, Bernard Forte, Jr., 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 **James Lucian Geldrich, Sr.**, 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 15th day of April, 2019.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

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, Bernard Forte, Jr., 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 **Steven Michael Geldrich, Sr.**, 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 15th day of April, 2019.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

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, Bernard Forte, Jr., 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 **Sharon Delores Geldrich Brown**, 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 15th day of April, 2019.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

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, Bernard Forte, Jr., 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 **Daniel Francis Geldrich, Jr.**, 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 15th day of April, 2019.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

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, Bernard Forte, Jr., 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 **Penny Susan Geldrich Brewington,** 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 15th day of April, 2019.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

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, Bernard Forte, Jr., 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 **Timothy C. Smith,** 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 15th day of April, 2019.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee
County of Davidson

On this 15th day of April, 2019, before me the undersigned authority, personally appeared **Bernard Forte, Jr., Executor,** 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

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

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: 325,000.00.

Affiant

Sworn and subscribed before me this 15th day of April, 2019.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

EXHIBIT "A"
To
Warranty Deed

FROM: The Estate of James H. Geldrich

TO: Dolores D. Dennard

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.

Bernard Forte, Jr., Affiant

Sworn to and subscribed before me this 15th day of April, 2019.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022