RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is
$ 270,000.00

Affiant

Subscribed and sworn to before me, this the 27 day of December, 2019.

Notary Public

My commission expires: 5-9-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ROBERT FORNABAIO, TRUSTEE AND SUSAN FORNABAIO, TRUSTEE FOR THE FORNABAIO LIVING TRUST DATED JULY 11, 2017	New owner	**129-11-OA-251.00 CO**
251 Cana Circle		
Nashville, TN 37215		

Karen Johnson Davidson County
Batch# 338704 **DEEDWARR**
01/06/2020 09:01:31 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20200106-0001272

FOR AND IN 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,

LINDA H. REMKE, UNMARRIED AND CHARLES C. REMKE, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT FORNABAIO, TRUSTEE AND SUSAN FORNABAIO, TRUSTEE FOR THE FORNABAIO LIVING TRUST DATED JULY 11, 2017

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

Land in Davidson County, Tennessee, being Unit No. 251, as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, filed as Exhibit "B" to and established by the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to CHARLES F. REMKE AND WIFE, LINDA H. REMKE, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED ONE (1.0%) INTEREST AND CHARLES C. REMKE, AS TO UNDIVIDED NINETY-NINE (99.0%) PERCENT INTEREST, by deed from VIOLA H. CORTS, A WIDOW, of record in Instrument No. 20090202-0008826, dated January 30, 2009, said Register's Office. The said Charles F. Remke having since died on or about October 17, 2014, leaving Linda H. Remke the surviving tenant by the entirety of his undivided one (1.0%) interest.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 251 Cana Circle, Nashville, TN 37215.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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.

Witness my/our hand(s) this 27th day of December, 2019.

LINDA H. REMKE

CHARLES C. REMKE

State of Tennessee)

County of Davidson)

On this 27th day of December, 2019, before me personally appeared, LINDA H. REMKE, UNMARRIED AND CHARLES C. REMKE, A MARRIED MAN, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 5-9-2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023