THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 491873 DEEDWARR
10/08/2020 09:23:34 AM 3 pgs
Fees: $18.00 Taxes: $1,250.60

20201008-0116895

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 338,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2020

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myra J. Bess	New Owner	MAP
423 Siena Drive		PARCEL 129-11-0A-423.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mary Ann Liden, Trustee, U/A/D April 18, 2001 of the Stasaski Joint Revocable Living Trust Agreement and Any Successors in Trust and Mary Ann Liden, John T. Stasaski, Michael J. Stasaski, and Jane S. Hirz**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Myra Bess, Trustee of the Myra Bess Revocable Trust dated 12/07/2018**

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

A certain Condominium Apartment 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 I-B, of record in Book 6237, Page 665, Register's Office for Davidson County, Tennessee, 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 I-B, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Martha M. Stasaski, unmarried by Warranty deed from Gloria Hodges and Christopher Cothron and Gloria C. Hodges, Executrix of the Estate of James L. Harris, Jr of record in Instrument No. 20150310-0020528 Register's Office for Davidson County, Tennessee, dated March 04, 2015 and recorded on March 10, 2015.

Being the same property conveyed to Martha M. Stasaski, Trustee, U/A/D/ April 18, 2001 of the Stasaski Joint Revocable Living Trust Agreement and Any Successors in Trust (the "Trust") by Quitclaim deed from Martha M. Stasaski of record in Instrument No. 20180521-0048615 Register's Office for Davidson County, Tennessee, dated May 02, 2018 and recorded on May 21, 2018. The said Martha M. Stasaski having since died on August 5, 2020. Pursuant to the provisions of the Trust "the entire Trust Estate, including real, personal and mixed property shall be distributed outright in equal shares to the Trustors' surviving children". The undersigned Grantors are the surviving children. Further, Mary Ann Liden, Successor Trustee joins in this conveyance pursuant to the powers granted to the Trustee under the Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **423 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 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. 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 our hand(s) this the 6th day of October, 2020.

The Stasaski Joint Revocable Living Trust Agreement

BY: Mary Ann Liden, Trustee
Mary Ann Liden, Trustee

Mary Ann Liden
Mary Ann Liden

John T. Stasaski by Mary Ann Liden
Attorney in Fact
John T. Stasaski
By: Mary Ann Liden, Attorney in Fact

Michael J. Stasaski by Mary Ann Liden
Attorney in Fact
Michael J. Stasaski
By: Mary Ann Liden, Attorney in Fact

Jane S. Hirz by Mary Ann Liden
Attorney in Fact
Jane S. Hirz
By: Mary Ann Liden, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary Ann Liden** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **The Stasaski Joint Revocable Living Trust Agreement** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Mary Ann Liden** as such **Trustee**.

Witness my hand and official seal this the 6th day of October, 2020.

My Commission expires Jan 6, 2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

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 **Mary Ann Liden** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6th day of October, 2020.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission expires Jan 6, 2024

Notary Public

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 **Mary Ann Liden** 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 on behalf of **John T. Stasaski** as his Attorney in Fact, as the free act and deed of the within named **John T. Stasaski**.

Witness my hand and official seal this the 6th day of October, 2020.

My Commission expires Jan 8, 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

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 **Mary Ann Liden** 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 on behalf of **Michael J. Stasaski** as his Attorney in Fact, as the free act and deed of the within named **Michael J. Stasaski**.

Witness my hand and official seal this the 6th day of October, 2020.

My Commission expires Jan 8, 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

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 **Mary Ann Liden** 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 on behalf of **Jane S. Hirz** as her Attorney in Fact, as the free act and deed of the within named **Jane S. Hirz.**

Witness my hand and official seal this the 6th day of October, 2020.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON