(2)

This document prepared by (and after recording return to):

Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3776**

Karen Johnson Davidson County
Batch# 502007 **DEEDWARR**
10/27/2020 11:38:42 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20201027-0124262

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Janet Wallach, Trustee U/D/T dated 12/11/1997 F/B/O Janet Wallach,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Linda Mozelle Shoun, unmarried**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 520 created under Title 66, Chapter 27, Section 101, et. seq. as amended, Tennessee Code Annotated (T.C.A. 27-101 et seq.) and as established by the Master Deed for The Cloister at St. Henry, Phase I-B, of record in Book 6237, page 665, as amended in Book 6519, page 187, and in Book 6834, page 449, Book 7596, page 273, Book 9269, page 285, and Instrument No.20020109-003376, 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 as amended and clarified. Reference is hereby made in the Plat for The Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Master Deed for property identification.

Being the same property conveyed to Janet Wallach, Trustee U/D/T dated 12/11/1997 F/B/O Janet Wallach, as may be amended from time to time hereinafter by Sublease and Conveyance of a Condominium Apartment from Ronald M. Tucker and Frances M. Tucker a/k/a Frances Tucker-Simmons, dated 01/24/2003 and filed for record on 01/27/2003 in Instrument Number 20030127-0011065, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Janet Wallach, Trustee U/D/T dated 12/11/1997 F/B/O Janet Wallach by Warranty Deed from St. Henry's Property Development, Inc., dated 10/20/2020 and filed for record on 10/27/2020 in Instrument Number 20201027-0124261, Register's Office for Davidson County, Tennessee.

This is improved property also known as 520 Loyola Drive, Nashville, TN 37205.

Map and Parcel: 129110A52000

This conveyance is subject to the following:

1. Taxes for 2021, and subsequent years. Said taxes are neither due nor payable.
2. All matters on the plan of record in Book 6250, page 979, Register's Office for Davidson County, Tennessee.
3. Master Deed for The Cloister at St. Henry, Phase I-B, of record in Book 6237, page 665, as amended in Book 6519, page 187, and in Book 6834, page 449, Book 7596, page 273, Book 9269, page 285, and Instrument No.20020109-003376, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good

right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand, this 22 day of October, 2020.

Janet Wallach, Trustee U/D/T dated 12/11/1997
F/B/O Janet Wallach

BY: Janet Wallach
Janet Wallach, Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Janet Wallach as Trustee U/D/T dated 12/11/1997 F/B/O Janet Wallach**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22 day of October, 2020.

Marcia D Stewart
NOTARY PUBLIC
My commission expires: 5/2/22

MARCIA G. STEWART NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Grantee(s) Name, Address:	Send Tax Statement To:
Linda Mozelle Shoun	New Owner
502 Loyola	Same
Nashville, TN 37205	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$360,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 23 day of October, 2020.

Affiant

Elizabeth Levsen
NOTARY PUBLIC
My commission expires: 11/27/2023

ELIZABETH LEVSEN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 11-27-2023