This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11236-AP

Karen Johnson Davidson County
Batch# 648074 **DEEDWARR**
06/02/2021 12:05:24 PM 2 pgs
Fees: $13.00 Taxes: $1,132.20

20210602-0073876

STATE OF TENNESSEE
COUNTY OF Davidson

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $306,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2021.

Notary Public
My Commission Expires: May 2, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eileen Krieger 448 Siena Drive Nashville, TN 37205	Navy Federal Credit Union 820 Follin Lane, SE Vienna, VA 22180	129-11-0A-448.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Erin Higgins, Amanda Peirick, and Megan Sturdevant**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eileen L. Krieger, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment and ground lease situated in Davidson County, Tennessee, being Unit No. 448 and the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-B, of Lot 2, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed of record in Book 6237, page 665; as amended in Book 6834, page 449; and in the Declaration of Restrictions, Covenants and Easements of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as exhibit to said Master Deed, as amended, and said Declaration. See also boundary plan of record in Book 5200, page 676; as revised in Book 6250, page 585, said Register's Office. The easements, including, but not limited to, 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, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cloister at St. Henry, provided in said Master Deed, as amended, Declaration, together with the By-Laws appended thereto, the aforementioned site-plan and boundary plan, as revised, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Paul Higgins, an unmarried man, by Warranty Deed from Nelly L. Hopkins, an unmarried woman, and Stephen A. Hopkins, of record in Instrument No. 20190814-0081299, Register's Office for Davidson County, Tennessee, dated August 13, 2019 and recorded on August 14, 2019. The said Paul Higgins having since died on September 15, 2020 leaving Erin Higgins, Amanda Peirick and Megan Sturdevant as his heirs at law as evidenced in Affidavit of Heirships of record in Instrument No. 20210309-0030573 and Instrument No. 20210309-0030572, Register's Office for Davidson County, Tennessee, also see as reference the Estate of Paul J Higgins, Probate Case #20P1934.

This Instrument executed on behalf of Amanda Peirick ("Principal") by Erin Higgins pursuant to the Power of Attorney of record in Instrument Number 20210602-0073875, Register's Office for Davidson County, Tennessee.

This is improved property located at: **448 Siena Drive, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 2021

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GRANTOR:

Erin C. Higgins
Erin Higgins

Amanda Peirick by Erin Higgins as Attorney-in-Fact
Amanda Peirick by Erin Higgins as Attorney-in-Fact

Megan Sturdevant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erin Higgins and Megan Sturdevant, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of May, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erin Higgins the within named bargainor(s), 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 Amanda Peirick ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 7th day of May, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024