This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

Karen Johnson Davidson County
Batch# 649281 DEEDWARR
06/03/2021 03:59:30 PM 4 pgs
Fees: $23.00 Taxes: $94.35
20210603-0074926

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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, **St. Henry Catholic Church,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **John R. Broderick, Trustee, John R. Broderick Revocable Living Trust Agreement dated October 20, 2015, a fifty percent (50%) interest as Tenant by the Entirety and Sheri W. Broderick, Trustee, Sheri W. Broderick Revocable Living Trust Agreement dated October 20, 2015, a fifty percent (50%) interest as Tenant by the Entirety,** 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 112-L of The Cloister at St. Henry, Phase 1D, shown as Exhibit "B" to the Master Deed of record in Book 6933, page 927, as amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to St. Henry Catholic Church, by Quitclaim Deed from St. Henry's Property Development, Inc., dated 04/09/2021 and filed for record in Instrument Number 20210414-0049983, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to John R. Broderick, Trustee, John R. Broderick Revocable Living Trust Agreement dated October 20, 2015, a fifty percent (50%) interest as Tenant by the Entirety and Sheri W. Broderick, Trustee, Sheri W. Broderick Revocable Living Trust Agreement dated October 20, 2015, a fifty percent (50%) interest as Tenant by the Entirety by Quitclaim Deed from John R. Broderick and Sheri Broderick, husband and wife, dated 01/08/2016 and filed for record in Instrument Number 20160114-0003842, Register's Office for Davidson County, Tennessee.

This is improved property also known as 301 Cana Circle, Nashville, TN 37205.
Map and Parcel: 129110A01000CO

This conveyance is subject to the following:

1.) Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc. Ground Lease(s) of record, beginning in Book 6922, page 282, Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, and the Master Deed of record in Book 6933, page 927, as amended in Book 7404,page 766, Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, and the leasehold interest of the current owner/occupants of the unit.

2.) Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

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 26th day of May, 2021.

St. Henry Catholic Church

BY: _____

NAME: Father Mark Beckman

ITS: Pastor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, **Father Mark Beckman**, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who, upon oath, acknowledged himself to be the **Pastor** of **St. Henry Catholic Church**, and that as such **Pastor**, he executed the forgoing instrument for the purposes therein contained, having been fully authorized to do so, by signing her name as **Pastor.**

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 26 day of May, 2021.

Claire Hale
NOTARY PUBLIC

Claire Hale
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

My Commission Expires: November 6, 2023

Grantee(s) Name, Address:	Send Tax Statement To:
John R. Broderick	New Owner
301 Cana Circle	
Nashville, TN 37205	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$25,500.00** 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 28th day of May, 2021.

Affiant

(Seal)

Notary Public

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:
9/7/21

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY