Karen Johnson Davidson County
Batch# 663666 DEEDWARR
06/24/2021 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210624-0085504

THIS INSTRUMENT WAS PREPARED BY

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

SHANNON NICHOLE WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **600,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.17.2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Julia Alfrey	owner	MAP 103-12-0-
P O BOX 1572		PARCEL 013.00
Brentwood, TN 37024		
(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, WE, **St. Cecilia Congregation, a Tennessee Nonprofit Corporation,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Julia Alfrey,**

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

Land in Davidson County, Tennessee, being Lot No. 30 of Block "L" on the Plan of Cherokee Park, Third Section 3 of record in Plat Book 843, Page 2 and 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30 fronts 60 feet on the westerly side of Cherokee Road, and runs back 130.75 feet on the southerly line and 132.75 feet on the northerly line to a dead line, measuring 60.03 feet thereon.

Being the same property conveyed to St. Cecilia Congregation, a Tennessee Corporation, by Warranty deed from Patty Burk Spencer of record in Book 3814, page 378, Register's Office for Davidson County, Tennessee, dated September 11, 1964, and recorded on September 11, 1964.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years 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 in Book 843, page 2 and 3; (6) All applicable governmental and zoning regulations.

This is property known as **233 Cherokee Road; 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 hands this the 23rd day of June, 2021.

St. Cecilia Congregation, a Tennessee Nonprofit Corporation.

BY: Corinne Patricia Neenan, Prioress General
Corinne Patricia Neenan, Prioress General

BY: Linda Kay Huffman, Bursar General
Linda Kay Huffman, Bursar General

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Corinne Patricia Neenan and Linda Kay Huffman with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Prioress General and Bursar General of the maker, **St. Cecilia Congregation, a Tennessee Nonprofit Corporation**, and are authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 23rd day of June, 2021.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021