WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.9.24
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 673331 DEEDWARR
07/08/2021 11:46:25 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20210708-0092125

THOMAS VORHOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-047

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Isabella James, LLC, a Tennessee Limited Liability Company	Isabella James, LLC, a Tennessee Limited Liability Company	129-11-0A-416.00 CO
(NAME)	(NAME)	
416 Siena Drive	839 Brook Hollow Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THOMAS R. VORHOLT AND CONNIE L. VORHOLT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISABELLA JAMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Land in Davidson County, Tennessee, being Unit No. 416, together with the appurtenant interest in the common elements of The Cloister at St. Henry established by Master Deed of record in Book 6237, Page 665, amended in Book 6834, Page 449, Instrument No. 20101228-0102374 and in Instrument No.

20180907-0088838, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to THOMAS R. VORHOLT AND CONNIE L. VORHOLT, HUSBAND AND WIFE, by deed from REDERICK THOMAS LEPORE, AS TO AN UNDIVIDED 1/6 INTEREST, MICHAEL LIPSEY LEPORE, AS TO AN UNDIVIDED 1/6 INTEREST, AND FREDERICK THOMAS LEPORE, TRUSTEE OF THE TESTAMENTARY TRUST FOR BENEFIT OF ERICA ALISON LEPORE CREATED UNDER LAST WILL AND TESTAMENT OF VIRGINIA R. LEPORE, DECEASED, AS TO AN UNDIVIDED 2/3 INTEREST, of record in Instrument No. 20201026-0124039, dated October 13, 2020, said Register's Office.Further being the same property conveyed to THOMAS R. VORHOLT AND CONNIE L. VORHOLT, HUSBAND AND WIFE, by deed from ST. HENRY'S PROPERTY DEVELOPMENT, INC., of record in Instrument No. 20201027-0124264, dated October 1, 2020, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 416 Siena Drive, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 25th day of June 2021.

Thomas R. Vorholt

Thomas R. Vorholt

Connie L. Vorholt

Connie L. Vorholt

STATE OF TENNESSEE

OF Davidson

On this 25th day of June, 2021, before me personally appeared Thomas R. Vorholt and Connie L. Vorholt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Sarah Ames

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024