Karen Johnson Davidson County
Batch# 681106 DEEDWARR
07/22/2021 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210722-0098276

THIS INSTRUMENT WAS PREPARED BY

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

JASMYN HOWER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Cole	New Owner(s)	MAP
802 Marquette Drive		PARCEL 129-11-0A-802.00-CO
Nashville, TN 37205		
(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, **Judith A. Smith, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Cole and Tina Cole, husband and wife**

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 108L created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase I-D, of record in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, 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. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase ID, attached as Exhibit B to said Master Deed for proper identification.

Being the same property conveyed to Judith A. Smith, unmarried by Warranty deed from David Nicholas Tenpenny and wife, Penny S. Tenpenny of record in Instrument No. 20120928-0088526 Register's Office for Davidson County, Tennessee, dated September 26, 2012 and recorded on September 28, 2012.

Power of Attorney of record in Instrument No. **20210715-0095240**, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes 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; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **802 Marquette Drive, 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 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 my hand( ) this the 14 day of July, 2021.

Judith Allen Smith by Chris Smith Attorney-in-fact

Judith Allen Smith by **Chris Smith, Attorney-in-Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chris Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Judith Allen Smith**, as her Attorney in Fact, as the free act and deed of the within named **Judith Allen Smith**.

Witness my hand and official seal this the 14 day of July, 2021.

My Commission expires _____

MARY MONROE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-02-2024

Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/20/2021 (date ~~of document~~).

Affiant Signature

07/20/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025