Karen Johnson Davidson County
Batch# 696678 DEEDQC
08/13/2021 09:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210813-0109385

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)
Carol R. White, Trustee
206 Cana Circle
Nashville, TN 37205

Send Tax Bills To
Same

Map-Parcel No.
129 11 0A 206.00

Quitclaim Deed to Trustee

Grantor: Maurice Leroy White and Carol Ruth White, Husband and Wife
Grantee: Carol R. White, Trustee under the Revocable Trust Agreement of Maurice L. White and Carol R. White, dated August 2, 2021.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Leasehold interest:
TRACT 1:
Land in Davidson County, Tennessee being Unit No. 206 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 1-A of record in Book 6042, page 602 as amended by instrument of record in Book 6071, Page 149, 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 1-A of Lot 2, The Cloister at St. Henry, of record in Book 5200, page 529, which revised Plat Book 5200, page 455, said Register's Office, for a more complete identification and description of said Unit.

Fee Simple Interest:
Tract 2:
Land in Davidson County, Tennessee being Unit No. 206 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 1-A of record in Book 6042, page 602 as amended by instrument of record in Book 6071, Page 149, 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 1-A of Lot 2, The Cloister at St. Henry, of record in Book 5200, page 529, which revised Plat Book 5200, page 455, said Register's Office, for a more complete identification and description of said Unit.

The vesting of the Leasehold interest in said Leasehold Unit and the fee simple interest in the corresponding Unit in the same person(s) shall not merge the Leasehold Interest and fee simple interest unless and until the Leasehold Termination Date has occurred with respect to this unit. Until the Leasehold Termination Date has occurred with respect to this unit, this transfer of the fee simple interest in the Unit is subject to the terms of Ground Lease of record in Book 6922, Page 282, said Register's Office and the fee simple interest and the leasehold interest are not merged by the vesting of both interest in the same person(s).

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Sanitary Sewer Easements of record in Book 4191, Page 157, Book 6824, Page 870, Instrument No. 20061101-0135335 and Instrument No. 20160824-0088443, Register's Office for Davidson County, Tennessee.
2. Storm Water Detention Agreement of record in Book 6862, Page 384, Register's Office for Davidson County, Tennessee.
3. Subject to Deed of record in Instrument No. 20101222-0101678, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions, Covenants and Easements contained in instrument of record in Instrument Number 20101228-0102374, Register's Office for Davidson County, Tennessee.
5. Ground lease of record in Book 5961, Page 657, Register's Office for Davidson County, Tennessee.
6. Master Deed of The Cloister at Saint Henry, Phase 1-A of record in Book 6042, Page 650, Book 6071, Page 149, Book 6237, Page 660, Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Inst. No., 20020109-0003376, Instrument No. 20101228-0102374 and Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee.
7. By-Laws of record in Book 6042, Page 650, as amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Instrument No. 20020109-0003376 and 20140219-0014189, Register's Office for Davidson County, Tennessee.
8. Charter of the Cloister Owners Association Inc. of record in Book 6076, Page 203, as amended in Instrument No. 20140219-0014188, 20140507-0039179 and 20140507-0039180, Register's Office for Davidson County, Tennessee.
9. Grant of easement to Comcast of record in Inst. No. 20131021-0109631, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maurice Leroy White and Carol Ruth White, husband and wife, by deed from Maxwell Joseph Morris and Dvora Leah Davidson, Successor Co-Trustees of the Jeffrey D. Morris 2016 Trust, of record in Book Instrument No. 20190725-0073047, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 206 Cana Circle, Nashville, TN 37205.

Maurice Leroy White and Maurice Lee White is one and the same person.
Carol R. White and Carol Ruth White is one and the same person.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Maurice L. White

Maurice Leroy White, Grantor

Carol R. White

Carol Ruth White, Grantor

State of Tennessee
County of Sumner

On August 2, 2021, before me personally appeared Maurice Leroy White, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Debra Y King
Notary Public
My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On August 2, 2021, before me personally appeared Carol Ruth White, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Debra Y King May 25, 2022
Notary Public
My commission expires: ______

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Carol R. White
Carol R. White, Trustee
Grantee

Sworn to and subscribed before me on August 2, 2021.

Debra Y King
Notary Public
My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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 August 2, 2021.

Chelle Guidry
Signature

August 2, 2021
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on August 2, 2021.

Debra Y King
Notary's Signature
My Commission Expires: May 25, 2022

