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**
File Number: **261 CANA**

Karen Johnson Davidson County
Batch# 727260 **DEEDWARR**
09/30/2021 10:18:15 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20210930-0131511

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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, **Betty Baker, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Ivonne Meyer and Bryan Weschler, as tenants in common with right of survivorship,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A CERTAIN CONDOMINIUM APARTMENT in Davidson County, Tennessee, being Unit 261, together with the appurtenant interest in the common elements of THE CLOISTER AT ST. HENRY, PHASE 1C, a Horizontal Property Regime established by Master Deed of record in Book 6675, Page 173, and further described on the plan of record attached as Exhibit B to said Master Deed and being located upon Lot No. 2 on the Plan of Phase ID Fifth Revision The Cloister at St. Henry of record in Plat Book 6250, Page 979, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof of record in Book 6042, Page 650, as amended in Book 6519, Page 187, in Book 7590, Page 273, in Book 9269, Page 285 and in Instrument No. 20020109-000376, said Register's Office.

Being the same property conveyed to Betty Baker, unmarried by Sublease and Conveyance of Condominium Apartment from Roberta L. Limor, executrix for the estate of Meyer David Silverman, deceased of record in Instrument No. 20070228-0024370 Register's Office for Davidson County, Tennessee, dated February 27, 2007 and recorded on February 28, 2007. Being the same property conveyed to Lequida Stansberry, a married woman by Quitclaim Deed from Betty Baker, an unmarried woman of record in Instrument No. 20200220-0018669 Register's Office for Davidson County, Tennessee, dated February 19, 2020 and recorded on February 20, 2020. Being the same property conveyed to Betty Baker, an unmarried woman by Quitclaim Deed from Lequida Stansberry of record in Instrument No. 20210804-0105101 Register's Office for Davidson County, Tennessee, dated August 04, 2021 and recorded on August 04, 2021. Also 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.

This is improved property also known as 261 Cana Circle, Nashville, TN 37205.

Map and Parcel: 129110A26100CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

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 the 28 day of September, 2021.

Betty Baker Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty Baker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of September, 2021.

NOTARY PUBLIC

(SEAL) W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$365,000.00** 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 September, 2021.

Affiant

NOTARY PUBLIC

(SEAL) W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires: 11-24-2024

Grantee(s) Name, Address:	Send Tax Statement To:
Ivonne Meyer and Bryan Weschler	NEW OWNER
261 Cana Circle	
Nashville, TN 37205	