Karen Johnson Davidson County
Batch# 743306 DEEDWARRSP
10/25/2021 03:15:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211025-0143411

This Instrument prepared by:
James R. Cheshire, III, Attorney
915 Huntington Circle
Nashville, Tennessee 37215

EXECUTRIX'S SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send tax bills to:	Map-Parcel No.:
Anne G. Cooper 279 Cana Circle Nashville, TN 37205	Same	129110A27900CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

This deed is executed by an executrix to implement a testamentary devise and, as such, pursuant to TCA Section 67-4-409(a)(3)(D) no transfer tax is due.

Anne G. Cooper
AFFIANT

Subscribed and sworn to before me
this 18th day of Oct. 2021.

James R. Cheshire III
Notary Public

JAMES R. CHESHIRE, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 03/08/22

WHEREAS, by Sublease and Conveyance of Condominium Apartment dated July 10, 1987, Bibie C. Cooper, a widow (hereinafter sometimes referred to as the "Decedent"), is the record owner of a leasehold interest in a certain condominium apartment located Davidson County, Tennessee being specifically described as follows (hereinafter referred to as the "Leasehold Property"):

Unit No. 98R 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 ID, of record in Book 6933, Page 927, 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 the Master Deed for proper identification.

Being the same property conveyed to Bibie C. Cooper by instrument from St. Henry's Property Development, Inc. of record in Book 7296, Page 462, said Register's Office, and further being the same property devised to Anne G. Cooper by the Will of Bibie C. Cooper of record under Docket No. 16P-695, Seventh Circuit Court of Davidson County, Tennessee; and

WHEREAS, by Warranty Deed March 29, 2011, the Decedent, is the record owner of a fee simple interest in lands and property, together with all improvements located thereon, located in Davidson County Tennessee, being the same property as the Leasehold Property and specifically described as follows (hereinafter referred to as the "Fee Simple Property", and sometimes hereinafter collectively with the Leasehold Property referred to as the "Property"):

Land in Davidson County, Tennessee, being Unit No. 98R, on the Condominium Site Plan for The Cloister at St. Henry, Phase ID, filed as Exhibit A to and as established by the Master Deed of record in Book 6933, Page 927 and amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Bibie C. Cooper by Deed from St. Henry's Property Development, Inc. filed as Instrument No. 20110405-0026188, and further being the same property devised to Anne G. Cooper by the Will of Bibie C. Cooper of record under Docket No. 16P-695, Seventh Circuit Court of Davidson County, Tennessee; and

WHEREAS, the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a Condominium dated December 27, 2010 of record as Instrument No. 20101228-0102374, said Register's Office, provides, *inter alia,* that the vesting of both the Leasehold Property and the Fee Simple Property in the same person shall not merge the two interests until the Leasehold Termination Date (as therein defined); and

WHEREAS, the Termination Date has not yet occurred; and

Whereas, the Decedent died a resident of Davidson County, Tennessee on March 21, 2016 leaving a Last Will and Testament probated on April 28, 2016 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 16P- 695; and

WHEREAS, by Item II of said Will the Decedent devised the Property to her daughter, Anne G. Cooper;

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **ANNE G. COOPER**, Executrix of the Estate of Bibie C. Cooper, deceased, with full power to sell and convey without the joinder of any beneficiary of such estate or approval of any court, herein referred to as **"Grantor"**, does hereby transfer, convey and assign to

ANNE G. COOPER, hereinafter referred to as **"Grantee"**, her heirs and assigns, all fee simple, leasehold and other interests in the Property.

This is improved property know as 279 Cana Circle, Nashville, Tennessee 37215.

This conveyance is made subject to all conditions, restrictions, encumbrances, liens, taxes, assessments, and easements of record.

TO HAVE AND TO HOLD all of Grantor's rights, title and interests in the Property to said Grantee, her heirs and assigns, forever.

AND the Grantor does covenant with the Grantee that Grantor in her capacity as such Executrix, but no further or otherwise, (i) is lawfully seized and possessed of a leasehold interest in the Leasehold Property and a fee simple interest in the Fee Simple Property, (ii) has a good right to convey same, and (iii) except as noted above, the Property is free from all encumbrances made by Grantor; and Grantor warrants and will forever defend the title to the Property to the said Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

WITNESS our hands this 18th day of Oct., 2021.

Anne G. Cooper, Executrix

ANNE G. COOPER, Executrix of the Estate of
BIBIE C. COOPER, deceased

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, Anne G. Cooper, Executrix of the Estate of Bibie C. Cooper, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of Oct. 2021.

James R. Cheshire, III
Notary Public

My commission expires: 03/08/22

JAMES R. CHESHIRE, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.