Karen Johnson Davidson County
Batch# 748164 **DEEDWARR**
11/03/2021 10:30:29 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20211103-0147003

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2021.

THOMAS VORHOLT II — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 7.9.24
(AFFIX SEAL)

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

File No.: TN-21-077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lew Phillips and Helene Phillips	NEW OWNER	129-11-0A-416.00 CO
(NAME)	(NAME)	
416 Siena Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty Thousand And No/100 Dollars ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ISABELLA JAMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEW PHILLIPS AND HELENE PHILLIPS, 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:

Land in Davidson County, Tennessee, being Unit No. 416, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase IB, a horizontal property regime established by Master Deed of record in Book 6237, page 665, as amended in Book 6834, page 449, and as Instrument Nos. 20101228-0102374, and 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 ISABELLA JAMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THOMAS R. VORHOLT AND CONNIE L. VORHOLT, HUSBAND AND WIFE, of record as Instrument No. 20210708-0092125, dated June 28, 2021, 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 11 day of October 2021.

Isabella James, LLC, a Tennessee Limited Liability Company, BY:

Carmyn Cook, Member

Benjamin Dunkin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, of the state and county mentioned, personally appeared **Carmyn Cook and Benjamin Dunkin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be all the members of **Isabella James, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a Tennesse Limited Liability Company, and that they executed the foregoing instrument for the purpose therein contained as such authorized members.

Witness my hand and seal, at office in Nashville, this 11th day of October 2021.

Notary Public
My Commission Expires: 7-9-24

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THOMAS VORHOLT II
DAVIDSON COUNTY