PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62178

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jonathan Flack Lewis Flack 110 Emma Neuhoff Court Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 129110A00+00CO

Karen Johnson Davidson County
Batch# 759534 **DEEDWARR**
11/23/2021 10:27:27 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00

20211123-0155309

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marie Livingston Stimson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Flack and Lewis Flack,** * hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 110 of The Cloister at St. Henry, Phase 1B a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6237, page 665, amended in Book 6834, page 449, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Marie Livingston Stimson, an unmarried person by Warranty Deed from Margaret Smith, an unmarried person, dated December 21, 2011 and recorded on December 30, 2011 of record in Instrument No. 20111230-0102087, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Master Deed of record in Book 6237, page 665 amended in Book 6834, page 449, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. All Matters shown in Book 5200, page 676, amended in Book 6250, page 585 and Book 6250, page 924, said Register's Office. Easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, said Register's Office. Easement for sanitary sewers and/or storm drainage to the

* Joint tenants with Rights of Survivorship

Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20160824-0088443, said Register's Office. The provisions of the condominium Master Deed of record in Book 6237, page 665, amended in Book 6519, page 187, Book 6834, page 449, Instrument No. 20101228-0102374, Instrument No. 20140219-0014189, Book 6042, page 602, amended in Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, Instrument No. 20180907-0088838, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of The Cloister Owners Association of record in Book 6076, page 204, said Register's Office; Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, dated September 14, 1983, of record in Book 6208, page 137, said Register's Office.

This instrument is executed on behalf of Marie Livingston Stimson by Brad Gilmore pursuant to a Power of Attorney executed by her on the 29th day of October, 2021, of record in Instrument No. 20211123-0155308, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 110 Emma Neuhoff Court, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of November, 2021

Marie Livingston Stimson by Brad Gilmore, Attorney-In-Fact

Marie Livingston Stimson by Brad Gilmore, 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, **Brad Gilmore** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Marie Livingston Stimson**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of November, 20 21.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Sworn and subscribed before me this 22 day of November, 2021

Notary

My Commission Expires: 1/28/2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Marie Livingston Stimson

TO: Jonathan Flack and Lewis Flack

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Brad Gilmore, Affiant

Sworn to and subscribed before me this 22nd day of November, 2021

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022