THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-31043	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **376,300.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2021. Notary Public MY COMMISSION EXPIRES: 3-1-2023 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 766339 DEEDWARR
12/02/2021 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,392.31
20211202-0160121

COUNTY OF PERRY
DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Crosby	New owner	129-11-0A-203.00-CO
203 Cana Circle		
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jan Price, as Executor of the Estate of Ruth S. Price,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debra Crosby,**

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:

SUBLEASE AND FEE CONVEYANCE OF CONDOMINIUM APARTMENT

Being a certain condominium apartment and ground lease situated in Davidson County, Tennessee, being Unit No. 203 and the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-A, of Lot 2, a horizontal property regime, created under Title 66, Section 27-101, et seq., and as amended, Tennessee Code Annotated, and as established under the Master Deed of record in Book 6042, Page 602; as amended in Book 6071, Page 149, said amendment having been corrected at Book 6237, Page 660; as further amended in Book 6834, Page 449; and in the Declaration of Restrictions, Covenants and Easements of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as exhibit to said Master Deed, as amended, and said Declaration. See also Plat Book 5200, Page 656 and boundary plan of record in Book 5200, page 676, as revised in Book 6250, Page 585, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cloister at St. Henry, provided in said Master Deed, as amended, Declaration, together with the By-Laws appended thereto, the aforementioned site-plan and boundary plan, as revised, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same Sublease conveyed to Ruth S. Price and Thomas T. Price by Sublease and Conveyance of Condominium Apartment from Phillip Paul Breen, Jr. and wife, Betty Lou Breen, of record in Instrument No. 20090624-0058485 Register's Office for Davidson County, Tennessee, dated June 24, 2009 and recorded June 24, 2009.
Thomas T. Price died on January 22, 2012.

Being the same property conveyed to Ruth S. Price, widowed, by Warranty Deed from St. Henry Property Development, Inc. of record in Instrument No. 20130320-0027636 Register's Office for Davidson County, Tennessee, dated March 15, 2013 and recorded on March 20, 2013. Ruth S. Price died, testate, on July 27, 2021. Pursuant to the Last Will and Testament of Ruth S. Price, all

interest in real property that she owned at the time of her death, including the property conveyed herein, was made a part of the Probate Estate and, as such, is subject to the control of Jan Price, as Executor. The Last Will and Testament of Ruth S. Price was probated in the Davidson County, Tennessee Probate Court in Docket No. 21P1785.

The vesting of the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **203 Cana Circle, 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 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 my hand(-) this the 29th day of November, 2021.

Estate of Ruth S. Price

By: _____ Executor
Jan Price, Executor

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 Jan Price, Executor for the Estate of Ruth S. Price, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2021.

_____
Notary Public

My Commission Expires: Jan 8 2024

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-14373-AP

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **do hereby make oath that I am a licensed**

  Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 11/30/2021 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 11/30/2021

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 30 **day of** November **, 2** 021 **.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

