BOX 10-B

Karen Johnson Davidson County
Batch# 783649 **DEEDWARRSP**
01/04/2022 10:23:40 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20220104-0001068

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$430,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-02-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN WAYNE HYNEMAN, SUCCESSOR TRUSTEE OF THE J. KEVIN HYNEMAN REVOCABLE TRUST	**SAME**	**129-11-0A-241.00-CO**
(NAME) **3296 POINTE SOUTH COVE**	(NAME)	
(ADDRESS) **MEMPHIS, TN 38125**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BAIRD TRUST COMPANY, SUCCESSOR TRUSTEE OF THE HENRILYNN ZEITLIN REVOCABLE TRUST DATED OCTOBER 12, 2011, AS AMENDED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN WAYNE HYNEMAN, SUCCESSOR TRUSTEE OF THE J. KEVIN HYNEMAN REVOCABLE TRUST DATED SEPTEMBER 17, 2013,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 241 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cloister at St. Henry, Phase IB, of record in Book 6237, page 665, as amended by instrument of record in Book 6834, page 449, 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 IB, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to HENRILYNN ZEITLIN, TRUSTEE OF THE HENRILYNN ZEITLIN REVOCABLE TRUST, by warranty deed dated May 18, 2017 of record as Instrument No. 20170519-0049981, said Register's Office. HENRILYNN ZEITLIN has since died and BAIRD TRUST COMPANY is the Successor Trustee pursuant to Certificate of Trust Existence and Authority of record in Instrument No. 20220104-0001067, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 5200, page 455, and Plat Book 6250, page 979; Master Deed of record in Book 6237, page 665 and amended in Book 6834, page 449, Instrument No. 20101228-0102374; Declaration of Covenants, Conditions, Restrictions and Easements of record in Instrument No. 20101228-0102374; Bylaws for The Cloister at St. Henry of record in Book 6042, page 602, amended in Book, 6519, page 187, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189; Ground Lease of record in Book 5961, page 657, Book 6208, page 137, Book 6596, page 608 and Book 6922, page 282; Storm Water Detention Agreement of record in Book 6145, page 293, Book 6824, page 870 and Book 6862, page 384; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157 and Book 4606, page 283 and Instrument No. 20160824-0088443; Deed of Conveyance in Book 6065, page 127, Book 6065, page 132, Book 7893, page 304, Book 7893, page 390, Book 7893, page 447 and Book 7893, page 451; Boundary Line Agreement of record in Instrument No 20090921-0087988; Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109631; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved(**X**) property, known as **241 CANA CIRCLE, NASHVILLE, TN 37205**

(House Number) (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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE, 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 that 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 GRANTEE, its successors and assigns, against the lawful claims of all persons **claiming by, through or under said GRANTOR, but not otherwise.**

PROVIDED HOWEVER, this deed is made by the GRANTOR in its fiduciary capacity as Trustee only, and it shall not be liable individually for any breach or failure of any of the covenants, warranties, and representations herein; and the liability of Baird Trust Company, in its capacity as such Trustee in the event of any breach or failure shall be limited to the value of the assets in its hands as Trustee on the date that it receives written notice of any such breach.

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 30th day of December, 2021.

BAIRD TRUST COMPANY, SUCCESSOR TRUSTEE OF THE HENRILYNN ZEITLIN REVOCABLE TRUST DATED OCTOBER 12, 2011, AS AMENDED

By: JONDA M. GAUDIN
Its: ASSISTANT VICE PRESIDENT

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Jonda M. Guadin**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Assistant Vice President** of **Baird Trust Company, Successor Trustee of The Henrilynn Zeitlin Revocable Trust dated October 12, 2011, as amended**, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 30th day of December, 2021.

My commission expires: 1-31-2024

Notary Public

Robin S Weiss
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP 1711
MY COMMISSION EXPIRES January 31, 2024