THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 797327 DEEDWARR
01/31/2022 10:52:12 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220131-0010906

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-12-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane M. Passarello	OWNER	MAP 129-11-0A-
818 Marquette Drive		PARCEL 818.00-CO
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, WE, Heber C. Rogers, Barry Owen, Amy Owen Nieberding, Cameron H. Owen and Elizabeth Street Bromet

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diane M. Passarello, unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER 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. 104L created under Title 66, Chapter 27, Section 101, et sec., 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, as amended by instrument of record in Book 7404, Page 766, 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 said Master Deed for proper identification.

Being the same property conveyed to Heber C. Rogers and wife Frances C. Rogers, as Tenancy in Common, by Warranty Deed from Alexander Limor, Executor of The Estate of Elizabeth D. Limor, Deceased of record in Instrument No. 20110404-0025631 Register's Office for Davidson County, Tennessee, dated March 31, 2011 and recorded on April 04, 2011.

Also being the same property conveyed to Heber C. Rogers by Warranty Deed from St. Henry Catholic Church of record as Instrument 20220120-0007799, said Register's Office.

The said Frances C. Rogers has since died intestate. Her heirs-at-law are her spouse, Heber C. Rogers, and her children, Barry Owen, Elizabeth Street Bromet, Amy Owen Nieberding and Cameron Owen. Reference is made to the Heirship Affidavit recorded herewith as Instrument 20220131-0010902, said Register's Office.

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 IMPROVED property known as **818 Marquette Drive, 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, her heirs 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 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, her 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 the 28th day of January, 2022.

Heber C. Rogers

Amy Owen Nieberding by Barry Owen Attorney in fact.
Amy Owen Nieberding by Barry Owen, Attorney-in-Fact

Barry Owen

Cameron Owen by Bary Owen attorney in fact
Cameron H. Owen by Barry Owen, Attorney-in-Fact

Elizabeth Street Bromet by Bary Owen Attorney in fact
Elizabeth Street Bromet by Barry Owen, 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 **Heber C. Rogers** and **Barry Owen,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of January, 2022.

My Commission expires 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

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 **Barry Owen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Amy Owen Nieberding, Cameron H. Owen and Elizabeth Street Bromet**, as their Attorney in Fact, as the free act and deed of the within named **Amy Owen Nieberdling, Cameron H. Owen and Elizabeth Street Bromet**..

Witness my hand and official seal this the 28th day of January, 2022, **Cameron H. Owen and Elizabeth Street Bromet.**

My Commission expires 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public