BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2022. Notary Public MY COMMISSION EXPIRES: May 2, 2022 (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
LINDA MOORE SCHIPANI	**SAME**	**129-11-0A-708.00-CO**
(NAME)	(NAME)	
6350 TORRINGTON RD.		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 811397 **DEEDWARR**
02/25/2022 10:47:53 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20220225-0021646

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,**WE, HAROLD A. PHILLIPS AND ALMA P. JACKOB, SUCCESSOR TRUSTEES OF THE CHRISTINE S. PHILLIPS LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CHRISTINE S. PHILLIPS DATED DECEMBER 29, 2015,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA MOORE SCHIPANI,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 708, as shown on the Condominium Site Plan, Plat for Phase 1C, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit "B" to and established by the Master Deed of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to H. A. PHILLIPS AND WIFE, CHRISTINE S. PHILLIPS, by deed from ST. HENRY'S PROPERTY DEVELOPMENT, INC., of record in Book 6956, page 384, dated August 21, 1986, said Register's Office. The said H.A. Phillips having since died, leaving Christine S. Phillips the surviving tenant by the entirety. Being further conveyed to CHRISTINE S. PHILLIPS, WIDOWED, by quitclaim deed from ST. HENRY'S PROPERTY DEVELOPMENT, INC., of record in Instrument No. 20110405-0026170, dated March 18, 2011, said Register's Office. Being further conveyed to CHRISTINE S. PHILLIPS, TRUSTEE OF THE CHRISTINE S. PHILLIPS LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CHRISTINE S. PHILLIPS DATED DECEMBER 29, 2015, by quitclaim deed from CHRISTINE S. PHILLIPS, of record in Instrument No. 20160104-0000257, dated December 29, 2015, 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; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157; Storm Water Detention Agreement of record in Book 6145, page 293 and Book 6824, page 870; Ground Lease of record in Book 5961, page 657 and in Book 6596, page 608; No merger shall occur between the ground lease and fee interest until such time as said ground lease terminates; Master Deed of record in Book 6675, page 173, corrected in Instrument No. 20080402-0032958, Instrument No. 20101228-0102374 and Instrument No. 20180907-0088838; By-Laws of the Cloister Owner's Association of The Cloister at St. Henry of record in Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189;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 **708 MOUNT CARMEL PLACE, 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 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; 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 19th day of February, 2022.

HAROLD A. PHILLIPS, Successor Trustee of the
Christine S. Phillips Living Trust U/A/D December 29, 2015

ALMA P. JACKOB, Successor Trustee of the
Christine S. Phillips Living Trust U/A/D December 29, 2015

STATE OF MISSOURI
COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Harold A. Phillips, Successor Trustee of the Christine S. Phillips Living Trust U/A/D December 29, 2015**, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at office this 19th day of February, 2022.

My Commission Expires: 9/26/2025

Notary Public

ALEXIS NICOLE WALDEN
Notary Public-Notary Seal
State of Missouri, Clay County
Commission # 21468617
My Commission Expires 9/26/2025

STATE OF GEORGIA
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Alma P. Jackob, Successor Trustee of the Christine S. Phillips Living Trust U/A/D December 29, 2015**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of February, 2022.

My Commission Expires: _____

Notary Public

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; 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 18 day of February, 2022.

HAROLD A. PHILLIPS, Successor Trustee of the Christine S. Phillips Living Trust U/A/D December 29, 2015

Alma P Jackob

ALMA P. JACKOB, Successor Trustee of the Christine S. Phillips Living Trust U/A/D December 29, 2015

STATE OF MISSOURI
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Harold A. Phillips, Successor Trustee of the Christine S. Phillips Living Trust U/A/D December 29, 2015**, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at office this 18 day of February, 2022.

My Commission Expires: _____

Notary Public

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Alma P. Jackob, Successor Trustee of the Christine S. Phillips Living Trust U/A/D December 29, 2015**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of February, 2022.

My Commission Expires: August 3, 2025

DONNA GILMAN NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 03, 2025

Donna Gilman

Notary Public