Karen Johnson Davidson County
Batch# 830956 DEEDWARR
03/30/2022 10:06:14 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20220330-0036745

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OFDAVIDSON
Bankers Title & Escrow Corporation, 3310 West End Avenue; Suite 540 Nashville, TN 37203.	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$370,000.00**. Rosetta H. Graham Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2022. Notary Public MY COMMISSION EXPIRES: 1-8-24 (AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Rosetta H Graham	Rosetta H Graham	:
511 Loyola Drive	511 Loyola Drive	PARCEL: 129-11-0A-511.00-CO
Nashville TN 37205	Nashville TN37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARY JANE RICH, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSETTA H GRAHAM**

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. 511 on the plan of First Revision, Condominium Site Plan, Plat for Phase 1-A of Lot No. 2, The Cloister at Saint Henry, of record in Plat Book 5200, page 656, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mary Jane Rich, unmarried by Sublease and Conveyance of Condominium Apartment deed from Bruce C. Bailey, unmarried of record in Instrument No. 20110426-0031626 Register's Office for Davidson County, Tennessee, dated April 15, 2011 and recorded on April 26, 2011. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Mary Jane Rich, unmarried by Warranty deed from St. Henry's Property Development, Inc. of record in Instrument No. 20110727-0057506 Register's Office for Davidson County, Tennessee, dated July 22, 2011 and recorded on July 27, 2011. (Value of consideration shown in aforementioned deed $13,000.00.)

This is IMPROVED property known as: **511 Loyola Drive, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my/our hand(s) this the 29th day of March, 2022.

Mary Jane Rich

Mary Jane Rich

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 Mary Jane Rich, 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 they executed the within instrument of the purposes therein contained.

Witness my hand this 29 day of March, 2022..

Notary Public

My Commission Expires: 1-8-24

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