WARRANTY DEED

Karen Johnson Davidson County
Batch# 861582 DEEDWARR
05/24/2022 11:23:51 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20220524-0060111

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ann Stuckey Owen 902 Glenmary Court Nashville, TN 37205	New Owner	129-11-0A-902-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sharon Butler Richardson, Trustee of the Sharon Butler Richardson Living Trust dated December 27, 2021**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ann Stuckey Owen,*** an unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 96-L as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase 1D, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Book 6933, Page 927 and amended in Book 7404, Page 766, 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 Sharon B. Richardson, an unmarried woman by Warranty Deed from Frances H. Dillon, unmarried, dated 03/06/2015 and recorded 03/12/2015, of record in Instrument 201503120021351, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharon Butler Richardson and/or Dawn Butler Spikes and/or Kristin Butler Braaksma, Trustees of the Sharon Butler Richardson Living Trust, established by the Revocable Trust Agreement of Sharon Butler Richardson dated December 27, 2021 by Quitclaim Deed from Sharon

B. Richardson, dated 12/27/2021 and recorded 02/03/2022, of record in Instrument 202202030012824, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 902 Glenmary Court, 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/our hand(s) this the 20th day of May, 2022.

Sharon Butler Richardson, Trustee of the Sharon Butler Richardson Living Trust dated December 27, 2021

BY: Sharon Butler Richardson Trustee
Sharon Butler Richardson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sharon Butler Richardson, Trustee of the Sharon Butler Richardson Living Trust dated December 27, 2021 with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 20th of May, 2022.

Jennifer D. Stacey
Notary Public

My Commission Expires: 10/11/25

(SEAL)

