BOX 10-B

Karen Johnson Davidson County
Batch# 863836 DEEDWARR
05/27/2022 10:46:56 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20220527-0061757

LEE A. 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 $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MAY 2022.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: March 3, 2026

(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
EDWARD L. OBERMILLER & NADINE M. OBERMILLER, TRUSTEES	**SAME**	**129-11-0A-433.00-CO**
(NAME) **433 SIENA DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CATHERINE CHEEK WHITTON, TRUSTEE OF THE STANSBERRY FAMILY TRUST DATED JULY 16, 2020,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD L. OBERMILLER AND NADINE M. OBERMILLER, TRUSTEES OF THE OBERMILLER FAMILY TRUST UAD MARCH 1, 2011,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 433, together with the appurtenant interest in the common elements of The Cloister at St. Henry established by Master Deed of record in Book 6237, Page 665, amended in Book 6834, Page 449, Instrument No. 20101228-0102374 and in Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to DAVID STANSBERRY AND WIFE, MARILYN STANSBERRY, by Sublease and Conveyance of Condominium Apartment from Rosemary M. Black, of record in Instrument No. 20100201-0007631, dated Janaury 22, 2010, said Register's Office.

Also being the same property conveyed to DAVID L. STANSBERRY AND WIFE, MARILYN STANSBERRY, by Warranty Deed from ST. HENRY'S PROPERTY DEVELOPMENT, INC., of record in Instrument No. 20110209-0011387, dated February 1, 2011, said Register's Office.

Further being the same property conveyed to WILLIAM THOMPKINS CHEEK, III, AND CATHERINE MARILYN CHEEK WHITTON, TRUSTEES OF THE STANSBERRY FAMILY TRUST DATED JULY 16, 2020, by quitclaim deed from DAVID LEWALLEN STANSBERRY AND WIFE, MARILYN BRENDA STANSBERRY, of record in Instrument No. 20200728-0082444, dated July 16, 2020, said Register's Office.

Vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the Fee Simple Interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

This conveyance is subject to Matters shown on the Plan of record Plan of record Plat Book 6250, Page 585; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed for the Cloister at St. Henry, Phase 1B, (A Horizontal Property Regime) as Book 6042, page 602, Book 6237, page 665, as amended in Book 6519, page 187, Book 6834, page 449, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, Instrument No. 20101228-0102374, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 4191, page 157; Ground Lease of record as Book 6208, page 137; Storm Water Detention Agreement of record in Book 6145, page 293 and Book 6824, Page 870; Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109631;Board Resolution for Additional Maintenance and Variance of record in Instrument No. 20180907-0088838; 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 **433 SIENA DRIVE, 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 my hand this 23 day of May, 2022.

STANSBERRY FAMILY TRUST DATED JULY 16, 2020

By: Catherine Cheek Whitton, Trustee

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 **Catherine Cheek Whitton, Trustee of the Stansberry Family Trust dated July 16, 2020**, 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 Nashville, Tennessee this 23 day of May, 2022.

My Commission expires: **March 3, 2026**

Notary Public

