Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
[illegible]ville, TN 37215

Karen Johnson Davidson County
Batch# 866360 DEEDWARR
06/02/2022 12:02:45 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20220602-0063793

WARRANTY DEED

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 31ST DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/3/2023
(AFFIX SEAL)

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

THIS INSTRUMENT WAS PREPARED BY
Teresa Morgan, Mockingbird Title & Escrow Services, LLC, 625 Main Street, Suite 204, Nashville, TN 37206

File No.: 22-4-0184-TM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kathryn Rucker	NEW OWNER	129-11-A-427CO
(NAME)	(NAME)	
427 Siena Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty Thousand And No/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE ESTATE OF FRANCES ANGELA ELLIS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHRYN RUCKER, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 427, together with teh appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-B of Lot 2, a horizontal property regime established by Master Deed of Record in Book 6237, Page 665, as amended in Book 6834, Page 449 and the Declaration of Restrictions, Covenants and Easements recorded as Instrument 20101228-0102374, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan

attached as Exibit B to the aforementioned amendment to the Master Deed and the aforementioned Declaration.

Being the same property conveyed to Frances Angela Ellis, a single woman, by Warranty Deed from Patricia A. Kurtz, unmarried on October 9, 2013 of record in Instrument No. 20131010-0106547 in the Register's Office for Davidson County, Tennessee.

Frances Angela Ellis having died March 17th, 2022. Cathryn Armistead appointed Personal Representative of the Estate of Frances Angela Ellis by Letters Testamentary dated April 26th, 2022. See Last Will and Testament of Frances Angela Ellis in Probate Case No. 2022PR191. Said Last Will and Testament specifically empowers the Personal Representative to convey real estate.

Frances Angela Ellis and Francis Angela Ellis being one and the same person.

The vesting of the Leasehold Interest (as defined in the Declaration) in the Leashold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) i nthe same person(s) shall merge the Leasehold Interest and the fee simple interest once the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

This conveyance is subject to the following:

1. Davidson County Property for Map-Parcel No. 129-11-A-427CO taxes due and payable for the year 2022, which have been prorated and assumed by the Grantee.

2. Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, of record in Instrument No. 20101228-0102374, as amended in Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee, but deleting any covenants, condition or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. By-Laws of the Cloister at St. Henry, Phase 1-B, of record in Book 6042, page 602, amended in Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, and Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Cloister at St. Henry Phase 1-B of record in Book 6237, page 665, amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the Plan of record as Book 5200, page 529 as revised in Book 5200, page 676 and Book 6250, page 585, Book 6250, page 924, Register's Office for Davidson County, Tennessee.

6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. Section 66-27-101, et seq.

7. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. Section 66-27-201, et seq.

8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

9. Storm water detention agreement of record in Book 6145, page 293, Book 6824, page 870, Register's Office for Davidson County, Tennessee.

10. Terms and conditions of the Ground Lease recorded in book 6208, page 137, Register's Office for

Davidson County, Tennessee.

11. Easement granted to Comcast of Nashville I, LLC of record in Instrument NO. 20131021-0109631, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 427 Siena Drive, Nashville, TN 37205
(House No.) (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, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors 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 31 day of May, 2022.

The Estate of Frances Angela Ellis

BY: _____ Personal Representative/Executor
Cathryn Armistead
Personal Representative/Executor

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31 day of May, 2022, before me, the undersigned, personally appeared Cathryn Armistead to me known to be the person described in and who executed the foregoing instrument, and who is the Personal Representative of the Estate of Francis Angela Ellis, Docket No. 2022PR191 in the Probate Court of Wilson County, Tennessee, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC Teresa Morgan

My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023