THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

CRT FILE: 220440741

Karen Johnson Davidson County
Batch# 869530 **DEEDQC**
06/10/2022 11:36:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220610-0066376

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 9 day of June, 2022.

Notary Public

My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathryn Rucker and Karl Anderson 427 Siena Drive Nashville, TN 37205	New Owner	129-11-0A-427.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kathryn Rucker, a married woman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Kathryn Rucker, married and Karl Anderson, unmarried, as joint tenants with rights of survivorship,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Leasehold Interest:
Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 427, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for the Cloister at St. Henry, Phase 1B, of record in Book 6237, Page 665 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of the Cloister at St. Henry, Phase 1B.

Fee Simple Interest:
Land in Davidson County, Tennessee, being Unit No. 427, as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6237, Page 665 as amended in Book 6834, Page 449, 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.

The vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in 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.

Being the same property conveyed to Frances Angela Ellis, a single woman, by Warranty Deed from Patricia A. Kurtz, unmarried, of record in Instrument No. 20131010-0106547, in the Register's Office for Davidson County, dated October 9, 2013, and recorded on October 10, 2013.

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.

Being the same property conveyed to Kathryn Rucker by Warranty Deed of record in Instrument No. 20220602-0063493, Register's Office of Davidson County, Tennessee.

Kathryn Rucker having never lived at subject property as a primary, marital residence.

This is improved property known as: 427 Siena Drive Nashville, TN 37205.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9 day of June 2022.

Kathryn Rucker

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kathryn Rucker**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of June 2022.

SHIRLEY HINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: