PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 882955 DEEDWARR
07/01/2022 11:50:42 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220701-0076711

Ivey Title, LLC Ref: (DM) Title No.: 62705
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary Ann S. Grigg Revocable Residence Trust u/a/d June 13, 2022 813 Marquette Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 129110A01200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Blanton Smith and Nancy Smith, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Mary Ann S. Grigg, Trustee of the Mary Ann S. Grigg Revocable Residence Trust u/a/d June 13, 2022**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 113 L of The Cloister at St. Henry Phase 1-D, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6933, page 927, and as shown on the Plan of record in Book 6250, page 479, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Blanton Smith and Nancy Smith by Warranty Deed dated December 5, 2019 and recorded on December 6, 2019, from John Joseph Alarcon and Kellie Anne Alarcon, Trustees of the Alarcon Residence trust Agreement dated April 16, 2018, of record in Inst. No. 20191206-0126023, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2022 and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Master Deed of record in Book 6933, page 927, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6933, page 927, Book 7404, page 766, Book 7590, page 273, Book 9269, page 285, Book 6042, page 602, amended in Book 6519, page 187, and Inst. No. 20020109-0003376, Inst. No. 201012280102374, Inst. No. 20140219-0014189, Inst. No. 20180907-0088838, said Register's Office, which submits

said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Subject to an easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, said Register's Office; Stormwater Detention Agreement of record in Book 6824, page 870, and Book 6862, page 384, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Inst. No. 20160824-0088443, said Register's Office; Ground Lease of record in Book 6922, page 282, said Register's Office; Nondisturbance Agreement of record in Book 7306, page page 289, said Register's Office; All matters shown on Book 6250, page 979, said Register's Office; Charter of The Cloisters Owners Association of record in Book 6076, page 203, amended in Inst. No. 20140219-0014188, Inst. No. 20140507-0039179, and Inst. No. 20140507-0039180, said Register's Office.

This is improved property, known as 813 Marquette Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2022.

Blanton Smith

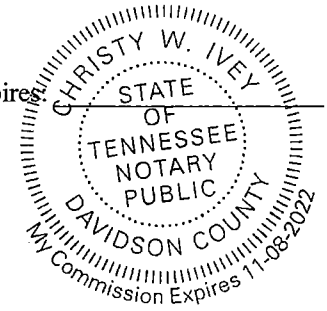
Nancy Smith

State of Tennessee

County of Davidson

On this 30th day of June, 2022, before me the undersigned authority, personally appeared Blanton Smith and Nancy Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Affiant

Sworn and subscribed before me this 30 day of June, 2022.

M. Catherine Clearwater
Notary

My Commission Expires: 1-6-25

