This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-22-0192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $459,000.00

Sworn to and subscribed before me this 18 day of July, 2022.

Carla Denler
Affiant

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 890816 DEEDWARR
07/19/2022 10:36:06 AM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20220719-0082608

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Carla Denler 251 Cano Circle Nashville, TN 37205	New Owner	129-11-0A-251.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert A. Fornabaio and Susan E. Fornabaio, Co-Trustees of the Fornabaio Living Trust, dated July 11, 2017,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Carla Denler, a married woman,** hereinafter called the Grantees, her heirs and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 251, as shown on the Condominium site Plan, Plat for Phase 1 B of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in book 6237, page 665 and 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 said Master deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Robert Fornabaio, Trustee, and Susan Fornabaio, Trustee, for the Fornabaio Living Trust dated July 11, 2017 by Warranty deed from St. Henry' s Property Development, Inc of record in Instrument No. 20200323-0031319 Register's Office for Davidson County, Tennessee, dated March 16, 2020 and recorded on March 23, 2020.

This is unimproved property known as **251 Cana Circle, Nashville, TN 37205.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 18 day of July, 2022.

Robert A. Fornabaio and Susan E. Fornabaio,
Co-Trustees of the Fornabaio Living Trust, dated July 11, 2017

BY: Robert A Fornabaio TRUSTEE
Robert A. Fornabaio, Co-Trustee

BY: Susan E. Fornabaio, co-trustee
Susan E. Fornabaio, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Robert A. Fornabaio, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be current Co-Trustee of the Fornabaio Living Trust, dated July 11, 2017and that [s]he as such Co-Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 18 day of July 2022.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Susan E.. Fornabaio, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be current Co-Trustee of the Fornabaio Living Trust, dated July 11, 2017and that [s]he as such Co-Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 18 day of July 2022

Notary Public
My Commission Expires: _____

