WARRANTY DEED

Karen Johnson Davidson County
Batch# 900757 DEEDWARR
08/09/2022 11:40:28 AM 2 pgs
Fees: $13.00 Taxes: $94.35

20220809-0090473

File No.: RES-22-514-SH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/28/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Imogene C. Shea	New Owner	129 11 0A 514.00 CO
(NAME)	(NAME)	
514 Loyola Drive Nashville, TN 37205		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ST. HENRY CATHOLIC CHURCH**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **IMOGENE C. SHEA,** unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain condominium apartment in Davidson County, State of Tennessee, being Unit No. 514 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase IB, of record in Book 6237, Page 665, Register's Office for Davidson County, Tennessee, together with the undivided interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase IB, attached as Exhibit "B" to said Master Deed for proper identification.

Leasehold Interest Chain of Title:
Being the same property conveyed to Imogene C. Shea, from Gertrude Cramer Pittinger, a widow, by Sublease and Conveyance of Condominium Apartment, dated January 15, 1997, recorded January 21, 1997, in Book 10325, Page 241, in the Register's Office of Davidson County, Tennessee.

Fee Simple Chain of Title:
Being part of the same property conveyed to The Most Reverend WM. L. Adrian, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, from Henry Neuhoff, an unmarried man, by Warranty Deed dated March 26, 1958, recorded March 27, 1958, in Book 2743, Page 71, in the Register's Office of Davidson County, Tennessee. Being part of the same property conveyed to The Most Reverend William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville, and successors in office, from Henry Neuhoff, an unmarried man, by Warranty Deed dated January 8, 1963, recorded January 9, 1963, in Book 3499, Page 292, in the Register's Office of Davidson County, Tennessee. The said Reverend William L. Adrian having died since February 13, 1972.

Further being part of the same property conveyed to St. Henry's Property Development, Inc., from Most Reverend David R. Choby, Bishop of the Catholic Diocese of Nashville, as Trustee, by Quitclaim Deed dated December 17, 2010, recorded December 22, 2010, in Instrument No. 20101222-0101678, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed to St. Henry Catholic Church from St. Henry's Property Development, Inc., by Quitclaim Deed dated April 9, 2021, recorded April 14, 2021, in Instrument No. 20210414-0049983, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 514 Loyola Drive, Nashville, TN 37205
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 3rd day of August, 2022

St. Henry Catholic Church

Rev. Mark Beckman
Its: Pastor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, **Rev. Mark Beckman**, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who, upon oath, acknowledged himself to be the **Pastor** of **St. Henry Catholic Church**, and that as such **Pastor**, he executed the forgoing instrument for the purposes therein contained, having been fully authorized to do so, by signing his name as **Pastor.**

Witness my hand, at office, this 3rd day of August, 2022.

Notary Signature
My commission expires: November 6, 2023

Claire Hale
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171