Karen Johnson Davidson County
Batch# 912937 DEEDWARR
09/06/2022 04:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,433.75
20220906-0100072

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $387,500.00

Affiant

Subscribed and sworn to before me this 6th day of September, 2022.

Notary Public
My commission expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Olivia A. Anderson 271 Cana Circle Nashville TN 37205	Lower LLC 8621 Robert Fulton Dr Ste 150 Columbia MD 21046	129-11-0A-271-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Belinda Davis Catanach, a widow** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Olivia A. Anderson, unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 92-R, as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase 1D, filed as Exhibit "A" to an established by the Master Deed of record in Book 6933 Page 927 and amended in Book 7404 Page 766, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common area/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description. and all rights undered Ground Lease of record in Book 5961 Page 657 Register' Office for Davidson County, Tennessee.

Being the same property conveyed to Belinda Davis Catanach and Robert Norman Catanach, wife and husband, by deed from Alice Carpenter, an unmarried person of record in Instrument No. 20200416-0039799, Register's Office for Davidson County, Tennessee, and dated April 14, 2020. Robert

Norman Catanach died on December 4, 2020, leaving Belinda Davis Catanach as sole tenant by the entirety.

Grantor and Grantor intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the 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.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of The Cloister at St. Henry Phase 1D of record in Plat Book 6250 Page 979 Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Easement of record in Book 4191 Page 157 Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement by and between St. Henry's Property Development and The Metropolitan Government of Nashville and Davidson County of record in Book 6862 Page 384 Register's Office for Davidson County, Tennessee.

5. Subject to the Covenant, Condition, or Restriction, recorded in Book 6933, Page 927 in the official records of the Davidson County Register of Deeds.

6. By-Laws of record in Book 6042 Page 650 and amended in Book 6519 Page 187, Book 7590 Page 273, Book 9269 Page 285, and Instrument No. 20020109-0003376 Register's Office for Davidson County, Tennessee.

7. St. Henry's Property Development, Inc. Ground Lease of record in Book 5961 Page 657 Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions Covenants and Easements for the Cloister of St. Henry of record in Instrument N. 20101228-0102374 Register's Office for Davidson County, Tennessee.

This property is improved property known as 271 Cana Circle, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6th day of September, 2022.

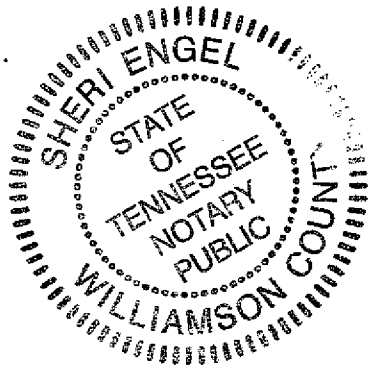
Belinda Davis Catanach

Belinda Davis Catanach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of September, 2022, before me personally appeared Belinda Davis Catanach, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of September, 2022.



Sheri Engel

Notary Signature
My commission expires: 12-18-23

202209060100072

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 9/6/22

GEORGE E. MUDTER, JR.
Dated 9/6/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 9/6/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

