WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 919520 **DEEDWARR**
09/21/2022 09:45:23 AM 2 pgs
Fees: $13.00 Taxes: $1,385.28

20220921-0104856

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 04-27-2025

THIS INSTRUMENT WAS PREPARED BY:
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300 Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia D. Pacyga	Same as new owner	
(NAME)	(NAME)	
701 Mount Carmel Pl.		129 11 0A 701.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELIZABETH ROSE SMITH, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA D. PACYGA, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 701, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase IC, a horizontal property regime established by Master Deed of record in Book 6675, page 173, as Surveyor's Certificate of Correction Recorded in Instrument No. 20080402-0032958 and the Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to said Master Deed and on Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Elizabeth Rose Smith, a single woman, by Warranty Deed from Dorothy Mix, unmarried of record in Instrument No. 20200701-0071316, in the Register's Office of Davidson County, Tennessee, dated June 29, 2020 and recorded on July 01, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

1. State and County taxes for the year of 2022, a lien, but not yet due and payable for Map and Parcel No. 129 11 0 A 701 00 CO
2. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228-0102374.
3. By-Laws of The Cloister at St. Henry, Phase 1-A, of Record in Book 6042 Page 602, amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Instruments No. 20020109-0003376 and No. 20140219-0014189, Register's office for Davidson County.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Cloister at St. Henry, Phase IC Condominium of record in Book 6675, Page 173 as Surveyor's Certificate of Correction in Instrument No. 20080402-0032958, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Terms and limitations imposed by Tennessee Horizontal Property Act T.C.A 66-27-101, et seq.
6. Terms and limitations imposed by Tennessee Horizontal Property Act T.C.A 66-27-201, et seq.
7. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Phase 1-D, Fifth Revision, The Cloister at St. Henry, as recorded in Plat Book 6250, Page 979.
8. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 157, and Book 4606, Page 283.
9. Storm Water Detention Agreement as set forth in instrument recorded in Book 6145, Page 293; Book 6824, Page 870 and Book 6862, Page 384.
10. Easement recorded in Book 7306, Page 140; Book 7306, Page 155 and Instrument No. 20131021-0109631.
11. Ground Lease recorded in Book 6596, Page 608.
12. Sublease and Conveyance of Condominium apartment recorded in Book 10949, Page 531 and Instrument No. 20020207-0016764.

unimproved
This is x property, known as 701 Mount Carmel Pl., Nashville, TN 37205
improved

(House Number)	(Street)	(P.O. Address)	(City or Town)	(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 GRANTEES 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 GRANTEES, 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 hand this 20th day of September, 2022

Elizabeth Rose Smith by Dylan D. Potter, Attorney in Fact

ELIZABETH ROSE SMITH

BY: DYLAN D. POTTER , ATTORNEY IN FACT

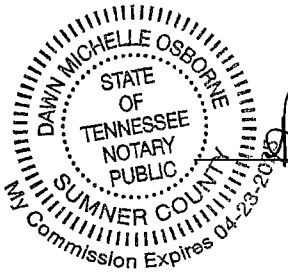
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dylan D. Potter, to me known to be the person who executed the foregoing instrument on behalf of Elizabeth Rose Smith and acknowledged that he executed the same as the free act and deed of Elizabeth Rose Smith.

Witness my hand and official seal this 20th day of September, 2022.

Commission expires:



Dawn Michelle Osborne
Notary Public