THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37468-12-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $372,000.00. Tammy Carney Affiant Subscribed and sworn to before me this 28th day of December, 2022. Notary Public My Commission Expires: 1-11-26

Diane M. March STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Sheila Malnati, Cassondra Smith 1102 Shiloh Drive Nashville, TN 37205	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 129110A29000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harrison J. Frahn IV, and Anne Lang Frahn, Trustees of the Harrison and Anne Frahn Family Trust, dated September 25 2006 as amended and restated November 10, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sheila Malnati and Cassondra Smith, a married couple** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 290 Cana Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 956088 DEEDWARR
12/29/2022 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,376.40
20221229-0133562

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of December, 2022.

Harrison J. Frahn IV, Trustee by, Thomas Gregory Frahn Atty-In-Fact

Harrison J. Frahn, IV, Trustee of the Harrison and Anne Frahn Family, dated September 25, 2006, as amended and restated November 10, 2017, by Thomas Gregory Frahn, his attorney-in-fact as authorized by Section 2.25 of the Appendix to said Trust Agreement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Gregory Frahn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Harrison J. Frahn, IV, Trustee of the Harrison and Anne Frahn Family, dated September 25, 2006, as amended and restated November 10, 2017, and he is authorized by Harrison J. Frahn, IV, Trustee, to execute this instrument on his behalf, as authorized by Section 2.25 of the Appendix to said Trust Agreement.

Witness my hand, at office, this 28th day of December, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 118-L a/k/a Unit No. 290, as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase 1D, filed as Exhibit A to and established by the Master Deed of record in Book 6933, Page 927, and amended in Book 7404, Page 766, in the Register's Office for Davidson County, and as established by a Declaration of record in Instrument No. 20101228-0102374, as amended in Instrument No. 20140219-0014189, together with an undivided percentage interest in the common areas/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. Reference is hereby made to the Plan of The Cloister at St. Henry, a Condominium, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harrison J. Frahn IV, and Anne Lang Frahn, Trustees of the Harrison and Anne Frahn Family Trust by deed dated March 8, 2018 from Nora J. James, individually and as Trustee of the Nora J. James Revocable Trust dated June 14, 2013 of record in Instrument No. 20180315-0024547, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable. Map and Parcel No. 129110A29000CO.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments, and other provisions contained in or incorporated by reference into the Master Deed establishing Condominium Site Plan for The Cloister at St. Henry, Phase ID, filed as Exhibit A to and established by the Master Deed of record in Book 6933, Page 927 and amended in Book 7404, Page 766, 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.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228-0102374, as amended in Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.
4. Ground Lease Agreement as set forth in instrument recorded in Book 5961, Page 657, Register's Office for Davidson County, Tennessee.
5. By-Laws and Amendments recorded 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.
6. All matters appearing on the Boundary Plan of record as Book 6250, Page 979, Register's Office for Davidson County, Tennessee.
7. Subject to Non-Disturbance Agreement in Book 7306, Page 289, Register's Office for Davidson County, Tennessee.
8. Deeds of Conveyance of record in Book 6314, Page 16 and Book 6314, Page 21, Register's Office for Davidson County, Tennessee.
9. Easement to Comcast of record in Instrument No. 20131021-0109631, Register's Office for Davidson County, Tennessee.
10. Subject to Sanitary Sewer Easement of record in Book 4191, Page 157 and Instrument No. 20160824-0088443, Register's Office for Davidson County, Tennessee.
11. Stormwater Detention Agreement in Book 6824, Page 870 and Book 6862, Page 384, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 28th day of December, 2022.

Affiant Signature
Date 12/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON