BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JANUARY, 2023. Notary Public MY COMMISSION EXPIRES: MARCH 3, 2026 (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 964421 DEEDWARR
01/25/2023 12:42:51 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20230125-0005722

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIPS M. LEE, JR., ET UX	**SAME**	**129-11-0A-413.00-CO**
(NAME)	(NAME)	
413 SIENA DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, PHILLIPS M. LEE, JR., TRUSTEE OF THE PHILLIPS M. LEE LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF PHILLIPS M. LEE DATED MAY 16, 2022,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIPS M. LEE, JR., AND WIFE, JANICE RAMOS LEE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 413, together with the appurtenant interest in the common elements of The Cloister at St. Henry established by Master Deed of record in Book 6237, Page 665, amended in Book 6834, Page 449, Instrument No. 20101228-0102374 and in Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to PHILLIPS M. LEE AND WIFE, EMILY C. LEE, by deed from ST. HENRY'S PROPERTY DEVELOPMENT, INC., of record in Book 6399, Page 777 dated October 8, 1984, as corrected in Book 6663, page 808, said Register's Office. Further being the same property conveyed to PHILLIPS M. LEE AND WIFE, EMILY C. LEE, by deed from ST. HENRY'S PROPERTY DEVELOPMENT, INC., of record in Instrument No. 20110218-0013934, dated February 15, 2011, said Register's Office. Emily C. Lee having since died on or about August 9, 2021 leaving PHILLIPS M. LEE as surviving tenant by the entirety. Further being the same property conveyed to PHILLIPS M. LEE, JR., TRUSTEE OF THE PHILLIPS M. LEE LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF PHILLIPS M. LEE DATED MAY 16, 2022, by quitclaim deed from PHILLIPS M. LEE, of record in Instrument No. 20220523-0059455, dated May 16, 2022, said Register's Office. PHILLIPS M. LEE A/K/A PHILLIPS MINTON LEE having since died on or about July 25, 2022.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6250, Page 585, Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed for the Cloister at St. Henry, Phase 1B, (A Horizontal Property Regime) as Book 6042, page 602, Book 6237, page 665, as amended in Book 6519, page 187, Book 6834, page 449, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, Instrument No. 20101228-0102374, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189; No merger shall occur between the ground lease and fee interest until such time as said ground lease terminates; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 4191, page 157; Ground Lease of record as Book 6208, page 137; Storm Water Detention Agreement of record in Book 6145, page 293 and Book 6824, page 870; Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109631; Board Resolution for Additional Maintenance and Variance of record in Instrument No. 20180907-0088838; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **413 SIENA DRIVE, NASHVILLE, TN 37205**
(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; 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 25 day of January, 2023.

[redacted] Phillips M. Lee, Jr., Trustee of the Phillips M. Lee Living Trust

Phillips M. Lee, Jr., Trustee of the Phillips M. Lee Living Trust,
Established by the Revocable Trust Agreement of
Phillips M. Lee dated May 16, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Phillips M. Lee, Jr., Trustee of the Phillips M. Lee Living Trust, Established by the Revocable Trust Agreement of Phillips M. Lee dated May 16, 2022,** the bargainor, 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.

Witness my hand and official seal at office this 25 day of January, 2023.

My Commission Expires: **March 3, 2026**

Lee A. Cohen
Notary Public

