WARRANTY DEED

File #22380

Karen Johnson Davidson County
Batch# 966187 DEEDWARR
02/01/2023 10:43:25 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20230201-0007362

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/17/26
(AFFIX SEAL)

KYLE HENRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JUNE 17, 2026

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Robertson	NEW OWNER	129-11-0A-516.00-CO
(NAME)	(NAME)	
1042 Buena Vista Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(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, I, **Joan N. Long, a widow,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles M. Robertson, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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, Being Unit No. 516 created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, Page 149 and Book 6237, Page 660, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat for Phase I-A of Lot No. 2, The Cloister of Saint Henry, of record in Book 5200, Page 529, said Register's Office, as revised by First Revision, Condominium Site Plan, Plat for Phase I-A of Lot No. 2, The Cloister at St. Henry, of record in Book 5200, Page 656, said Register's Office, for a more complete identification and description of such Unit.

Grantor is granting all fee simple interest in that certain Deed from St Henry's Property Development, Inc. of record in Instrument No. 20110715-0054209, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joan N. Long, a widow, by Warranty Deed from Mary Carol Thompson, a widow, and Diane C. George, an unmarried woman, of record in Instrument No. 20190923-0096189, Register's Office for Davidson County, Tennessee, dated September 17, 2019 and recorded on September 23, 2019. Suzanne M. Reed, attorney-in-fact, executes this instrument on behalf of Joan N. Long, a/k/a Joan Dell Newman Long, pursuant to the Durable General Power of Attorney of record in Instrument No. 20230119-0004392 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 516 Loyola 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, 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 27th day of January, 2023.

Joan N. Long by: Suzanne M. Reed, Attorney in Fact

Joan N. Long by Suzanne M. Reed, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Suzanne M. Reed, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Joan N. Long for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Joan N. Long, and is authorized by Joan N. Long to execute this instrument on her behalf.

Witness my hand, at office, this 27th day of January, 2023.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027