Karen Johnson Davidson County
Batch# 976026 DEEDWARR
03/02/2023 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,816.70
20230302-0014898

WARRANTY DEED

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $491,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/01/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES 01/20210

THIS INSTRUMENT PREPARED BY
CLOSED Tullamore LLC
3401 Mallory Lane
Franklin, TN 37067
File # 2022-7720

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sarah G. Huffman	Sarah Huffman	129-11-0A-519-00
519 Loyola Drive	519 Loyola Drive	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Carla J. Denler and David A. Denler, Trustees of the Carla and David Denler Revocable Trust dated April 30, 2021

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah G. Huffman, unmarried

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, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 519 created under Title 66, Chapter 27, Section 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 corrected in Book 6237, Page 660, and modified in Book 6527, Page 700, Register's Office for said County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, Page 529, as revised in Book 5200, Page 656, Book 6250, Page 924, and Book 6250, Page 979, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to David A. Denler and Carla J. Denler, husband and wife, by deed dated 10/31/2018, and recorded 11/02/2018, from Carolyn Ann Wilson, a single person, of record in Instrument Number 20181102-0108931 and being the same property conveyed to Carla J. Denler and David A. Denler, Trustees of the Carla and David Denler Revocable Trust #1, by deed dated 04/30/2021, and recorded 04/30/2021, from David A. Denler and Carla J. Denler, husband and wife, of record in Instrument Number 20210430-0058321, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 519 Loyola Drive, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on September 1, 2022.

The Carla and David Denler Revocable Trust #1 dated April 30, 2021

By: Carla J. Denler
Carla J. Denler, Trustee

By: David A. Denler
David A. Denler, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Carla J. Denler and David A. Denler, Trustees of The Carla and David Denler Revocable Trust #1 dated April 30, 2021, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 1, 2022.

Andrea Steinman
Notary Public

My Commission Expires: 01/2026

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File #: 2022-7720

RECORD & RETURN TO:

CLOSED TULLAMORE LLC

3401 MALLORY LANE
FRANKLIN, TN 37067

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 September 1, 2022.

Affiant Signature

Date: September 1, 2022

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this September 1, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

