THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5655-WE

Karen Johnson Davidson County
Batch# 982752 DEEDWARR
03/21/2023 09:42:06 AM 3 pgs
Fees: $18.00 Taxes: $1,790.80

20230321-0020232

SAMUEL LEVINE
Notary Public - California
Santa Cruz County
Commission # 2418735
My Comm. Expires Oct 20, 2026

STATE OF ~~TENNESSEE~~ SL CALIFORNIA
COUNTY OF ~~WILLIAMSON~~ SL SANTA CRUZ

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 484,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: OCT 20, 2026

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Taber,, Jr.	New Owner	
211 Cana Circle	211 Cana Circle	129-11-0A-211.00-CO
Nashville, TN 37205	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, I, **Jason H. Hegland, Trustee of the Sue H. Hegland Living Trust, established by the Revocable Trust Agreement of Sue H. Hegland dated April 15, 2016**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William R. Taber,, Jr.**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 211 of The Cloister at St. Henry, Phase I-A, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Cloister at St. Henry, Phase I-A, of record in Book 6042, Page 602, amended by Amendment to Master Deed in Book 6071, Page 149, as corrected in Book 6237, Page 660, and in the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a Condominium, of record in Instrument No. 20101228-0102374, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed and Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed and Declaration. 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 656, said Register's Office, and the Exhibits to said Master Deed and Declaration, for a more complete identification and description of such unit.

Being the same property conveyed to Sue H. Hegland and/or Jason H. Hegland, Trustees of the Sue H. Hegland Living Trust, established by the Revocable Trust Agreement of Sue H. Hegland dated April 15, 2016, by Quitclaim Deed from Sue H. Hegland of record in Book 20160427-0041019, Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 27, 2016.

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.

This is improved property known as **211 Cana Circle, 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, 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 our hands this the 17 day of March, 2023.

Jason H. Hegland, Trustee of the Sue H. Hegland Living Trust, established by the Revocable Trust Agreement of Sue H. Hegland dated April 15, 2016

BY: _____
Jason H.Hegland, Trustee

STATE OF California
COUNTY OF Santa Cruz

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason H. Hegland,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Trustee of the Sue H. Hegland Living Trust, established by the Revocable Trust Agreement of Sue H. Hegland dated April 15, 2016, and as such Trustee executed the within instrument on behalf of the Sue H. Hegland Living Trust, established by the Revocable Trust Agreement of Sue H. Hegland dated April 15, 2016, as the Trustee of the said Trust, as the free act and deed of the Sue H. Hegland Living Trust, established by the Revocable Trust Agreement of Sue H. Hegland dated April 15, 2016.

Witness my hand this the 17th day of March, 2023.

My Commission expires OCT 20, 2026

SAMUEL LEVINE
Notary Public - California
Santa Cruz County
Commission # 2418735
My Comm. Expires Oct 20, 2026

_____
Notary Public
SAMUEL LEVINE
831.325.1710

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

Civic Code 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz

On March 17, 2023, before me, Samuel Levine, a Notary Public
personally appeared Jason H. Hegland who proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SAMUEL LEVINE
Notary Public - California
Santa Cruz County
Commission # 2418735
My Comm. Expires Oct 20, 2026

Signature Samuel Levine
Samuel Levine 831-325-1710

Signed and sealed
☐ as an Individual
☐ as a Trustee

OPTIONAL INFORMATION BELOW

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document : WARRANTY DEED

Number of Pages : _____ or Specific Page Number : _____

Name of the Notary : Samuel Levine
County of notary's principal place of business : Santa Cruz
Notary's Phone number : 831-325-1710
Notary's registration number: **2418735**
Commission expiration date: **October 20, 2026**