PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 992694 DEEDWARR
04/17/2023 10 30 04 AM 4 pgs
Fees: $23 00 Taxes $1,964 70

20230417-0027801

Ivey Title, LLC Ref: (DL) Title No . 63079

Dav Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
M. Therese Roskin 285 Cana Circle Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 129110A28500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$531,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James P. Gregory, II and Dorothy Durham Tucker, both unmarried, as joint tenants with full right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **M. Therese Roskin** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No 100L a/k/a Unit No. 285 of The Cloister at St Henry, Phase 1-D, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6933, page 927, and the Declaration of Restrictions Covenants & Easements in Inst No 20101228-0102374, said Register's Office and the plan of record in book 6250, page 979, said Register's Office

Being the same property conveyed to James P Gregory II and Dorothy Durham Tucker, both unmarried, as joint tenants with full rights of survivorship, by Warranty Deed from Bobby R Lawrence and Judy D. Lawrence, husband and wife, dated June 1, 2017 and recorded on June 13, 2017, of record in Inst. No. 20170613-0058985, Register's Office for Davidson County, Tennessee, and by Transfer of Sublease and Conveyance of Condominium Apartment of record in Inst No. 20170613-0058987, said Register's Office.

Description Reference Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Master Deed of record in Book 6933, page 927, and the Declaration of Restrictions Covenants & Easements in Inst. No 20101228-0102374, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description, The provisions of the condominium Master Deed of record in Book 6933, page 927, Book 7404, page 766, Book 7590, page 273, Book 9269, page 285, Book 6042, page 602, amended in Book 6519, page 187, Inst. No. 20020109-0003076, Inst. No. 201012280102374, Inst. No. 20140219-0014189, Inst. No 20180907-0088838, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the

Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Subject to an easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, said Register's Office; Stormwater Detention Agreement of record in Book 6824, page 870, and Book 6862, page 384, said Register's Office, All matters shown on Book 6250, page 979, said Register's Office, Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson county, Tennessee, of record in Inst No 20160824-0088443, said Register's Office, Ground Lease of record in Book 6922, page 282, said Register's Office, Nondisturbance Agreement of record in Book 7306, page 289, said Register's Office; Charter of the Cloisters Owners Association of record in Book 6076, page 203, amended in Inst No 20140219-0014188, Inst. No 20140507-0039179 and Inst. No. 20140507-0039180, said Register's Office

This instrument is executed on behalf of James P. Gregory, II by Dorothy Durham Tucker pursuant to a Power of Attorney executed by him on the 19th day of January, 2023, of record in Instrument No _____, Register's Office for Davidson County, Tennessee The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 285 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 Grantee, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 14th day of April, 2023

James P. Gregory II by Dorothy Durham Tucker — Dorothy Durham Tucker

James P. Gregory, II by Dorothy Durham Tucker, Attorney-In-Fact

Dorothy Durham Tucker

State of Tennessee

County of Davidson

On this 14th day of April, 2023, before me the undersigned authority, personally appeared **Dorothy Durham Tucker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Dorothy Durham Tucker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **James P. Gregory, II**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 2023

Notary

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $531,000.00

Affiant

Sworn and subscribed before me this 14th day of April, 2023

Notary

My Commission Expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

EXHIBIT "A"
To
Warranty Deed

FROM: James P. Gregory, II and Dorothy Durham Tucker

TO: M. Therese Roskin

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows·

1 That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown

2 That this execution is proper and within the scope of the power-of-attorney referenced in the instrument

3 Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity

Further the Affiant Saith not

Dorothy Durham Tucker Affiant
Dorothy Durham Tucker, Affiant

Sworn to and subscribed before me this 14th day of April, 2023

Notary Public

My Commission Expires _____

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026