This Instrument prepared by:
William H. Lassiter, Jr., Esq.
Belcher Sykes Harrington, PLLC
320 Seven Springs Way, Suite 110
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 999479 DEEDQC
05/04/2023 09:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230504-0033070

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Olivia L. Waggoner	–Same–	129 11-0-A 415 CO
415 Siena Drive		
Nashville, TN 37205		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a re-conveyance, I, **OLIVIA L. WAGGONER, Personal Representative of the ESTATE OF MARTHA P. WAGGONER**, by these presents, do hereby quitclaim and convey unto **OLIVIA L. WAGGONER**, her successors, heirs and assigns, all of the right, title and interest in and to the following described property situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 415 created under Title 66, Chapter 27, Section 101, at seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase 1B, as of record in Book 6237, Page 665, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Martha P. Waggoner, by Warranty Deed from James Roberts, of record in Instrument No. 20050603-0063308, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6237, Page 665; Book 6834, Page 449; Book 6042, Page 650; Book 6519, Page 187; Book 7590, Page 273; Book 9269, Page 285; and Instrument 20020109-0003376, said Register's Office.

Upon her death, Martha P. Waggoner's interest in this property vested in her daughter, Olivia L. Waggoner, pursuant to her Last Will and Testament (attached). Martha P. Waggoner's estate is being probated in the Davidson County Probate Court, Docket No. 21P2312. As a result, Olivia L. Waggoner is the owner of this property.

This is improved property located at 415 Siena Drive, Nashville, Davidson County, Tennessee 37205.

Said property is conveyed subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 2nd day of May, 2023.

GRANTOR:

Olivia L. Waggoner, As Personal Representative of the Estate of Martha P. Waggoner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Olivia L. Waggoner**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this 2nd day of May, 2023.

NOTARY PUBLIC

My Commission Expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed before me
this 2nd day of May, 2023.

NOTARY PUBLIC

My Commission Expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-20-2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 May 2, 2023.

Elizabeth Ryder Sykes

May 2, 2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of May, 2023.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: _____