Karen Johnson Davidson County
Batch# 1002034 DEEDWARR
05/11/2023 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230511-0035152

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

File No. DD-23-4038

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sally Cason Thomas and Paige Thomas Caldwell	New OWNER	
(NAME)	(NAME)	129-11-OA-282.00-CO
282 Cana Circle		
(ADDRESS)	(ADDRESS)	
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/we, **Karen Lee Daniel, Executrix of the Estate of Gloria R. Miller,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sally Cason Thomas, unmarried, and Paige Thomas Caldwell, married, as joint tenants with rights of survivorship** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 120-L 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, Register' s Office for Davidson County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit."

Being the same property conveyed to Louis Miller and Gloria R. Miller by Warranty deed from Rundi A. Ream, unmarried of record in Instrument No. 20130506-0045643, Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on May 06, 2013 and Scrivener's Affidavit recorded on June 12, 2013 in Instrument No. 20130612-0059714 in the said Register's Office. The said Louis Miller subsequently died on November 19, 2013, thereby vesting title into Gloria R. Miller as surviving tenant by the entirety. Gloria R. Miller subsequently died testate on March 6, 2023, and her Last Will & Testament has been admitted for probate under Case No. 23P631, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville Probate Division. Karen Daniel, Executor of the Estate of Gloria R. Miller, hereby conveys the subject property under authority resulting from Gloria R. Miller entering into a Purchase & Sale Agreement prior to her death.

This is property more commonly known as 282 Cana Circle, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 4th day of May, 2023.

Estate of Gloria R. Miller

By: Karen Lee Daniel, Executrix

Karen Lee Daniel, Executrix

STATE OF NORTH CAROLINA
COUNTY OF Wake

On this 4th day of May, 2023, before me personally appeared Karen Lee Daniel, Executrix of Estate of Gloria R. Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of May, 2023.

Donna J Fleming
Notary Signature
My commission expires: August 11, 2026

DONNA J FLEMING
NOTARY PUBLIC
Craven County
North Carolina
My Commission Expires Aug. 11, 2026

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, DEBORAH DEVINE, 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 5, 2023.

Date

Affiant Signature

5-11-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of May, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)