THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6083-WE

Karen Johnson Davidson County
Batch# 1014433 **DEEDWARR**
06/13/2023 10 07 00 AM 2 pgs
Fees $13 00 Taxes $1,313 50

20230613-0044930

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000 00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2023

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The Martha Ruth Brown Trust dated June 7, 2013	NEW OWNER	
504 Loyola Drive		129-11-0A-504.00-CO
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, **Patricia Evans Duffy**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Martha Ruth Brown Trust dated June 7, 2013**

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·

Land in Davidson County, Tennessee, being Unit No 504 created under Title 66, Chapter 27, Sections 101, et seq , as amended, Tennessee Code Annotated, as established by a Master Deed of The Cloister at St Henry of record in Book 6042, page 602, amended by Amendment to Master Deed of record in Book 6071, page 149, as corrected in Book 6237, page 660, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said Unit described in said Master Deed Reference is hereby made to the Plat for Phase 1-A of Lot No 2 The Cloister at Saint Henry of record in Book 5200, page 656, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete identification and description of such unit

Being the same property conveyed to Frances E Wynne, unmarried by Warranty deed from Ruth C Walkup of record in Book 9087, page 150, Register's Office for Davidson County, Tennessee, dated September 14, 1993 and recorded on September 21, 1993

Being the same property conveyed to Thomas J Wynn, Walter E Wynne and Elizabeth W Church, as tenants in common by Deed of Leasehold Interest deed from The Estate of Frances E. Wynne, Deceased of record in Instrument No. 20091230-0118563 Register's Office for Davidson County, Tennessee, dated December 16, 2009 and recorded on December 30, 2009

Being the same property conveyed to Valentina P Evans, Life Estate, for her use and benefit during natural life with the remaining interest to Remainder to Patricia Evans Duffy by Warranty deed from Thomas J. Wynn, III and Walter E Wynne and Elizabeth W Church of record in Instrument No 20101122-0093346 Register's Office for Davidson County, Tennessee, dated November 18, 2010 and recorded on November 22, 2010

Being the same property conveyed to Valentina P Evans, Life Estate, Remainder to Patricia Evans Duffy by Warranty deed from St Henry's Property Development, Inc of record in Instrument No 20110203-0009758 Register's Office for Davidson County, Tennessee, dated February 01, 2011 and recorded on February 03, 2011. Valentina P Evans died on December 30, 2022, thus terminating her life estate in the herein-described property

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 __ unimproved _X_ improved property known as **504 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, 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 9th day of June, 2023.

Patricia Evans Duffy by R. L. Moore Atty in Fact

Patricia Evans Duffy
By: R. L. Moore, Attorney in Fact

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 R L Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Patricia Evans Duffy,** as her Attorney in Fact, as the free act and deed of the within named **Patricia Evans Duffy.**

Witness my hand and official seal this the 9th day of June, 2023.

My Commission expires 5-9-26

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON