Karen Johnson Davidson County
Batch# 1028996 DEEDWARR
07/20/2023 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230720-0056092

1707 Fairview Blvd, Ste 101 E
Fairview, TN 37062

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$455,000.00.**

Sheri Broderick
Affiant

Subscribed and sworn to before me, this the 20 day of July, 2023.

Notary Public

My commission expires: 3.24.2027
(AFFIX SEAL)

Return To:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Blvd, Ste 101 E
Fairview, TN 37062

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOHN R. BRODERICK, TRUSTEE AND SHERI W. BRODERICK TRUSTEE	**NEW OWNERS**	129-11-0A-514.00 CO.
514 Loyola Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE **MARY JANE SHEA BALDWIN, LUCY SHEA CORENSWET, EDWARD MICHAEL SHEA, ELLEN SHEA DONLON, ELIZABETH SHEA CAMPBELL, SARAH KATHRYN SHEA AND BRIGID SHEA LUSTIG**
HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JOHN R. BRODERICK, TRUSTEE OF THE JOHN R. BRODERICK REVOCABLE LIVING TRUST AND SHERI W. BRODERICK TRUSTEE OF THE SHERI W. BRODERICK REVOCABLE LIVING TRUST
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 514, together with the appurtenant interest in the common elements of The Cloister at St Henry, Phase 1-B, of Lot 2, a horizontal property regime established by Master Deed of record in Book 6237, page 665, as amended in Book 6834, page 449 and the Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, as amended in Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit"B" to the aforementioned amendment to said Master Deed and on Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to IMOGENE C. SHEA, by deed from GERTRUDE CRAMER PITTINGER, A WIDOW, of record in Book 10325, page 241, dated January 15, 1997, said Register's Office.
Further being the same property conveyed to IMOGENE C. SHEA, by deed from ST. HENRY'S PROPERTY DEVELOPMENT, INC., of record in Instrument No. 20220809-0090473, dated August 3, 2022, said Register's Office. IMOGENCE C. SHEA died testate on or about December 15, 2022, devising said property to MARY JANE SHEA BALDWIN, LUCY SHEA CORENSWET, EDWARD MICHAEL SHEA, ELLEN SHEA DONLON, ELIZABETH SHEA CAMPBELL, SARAH KATHRYN SHEA AND BRIGID

SHEA LUSTIG, by will of record in Case No. 23P-219, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is o f record in Instrument No. 20230222-0012510, said Register's Office. For further reference see Order of record in Instrument No. 20230222-0012509, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 514 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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(s) this 14th day of JULY, 2023.

Mary Jane Shea Baldwin
MARY JANE SHEA BALDWIN

Lucy Shea Corenswet
LUCY SHEA CORENSWET

Edward Michael Shea
EDWARD MICHAEL SHEA

Ellen Shea Donlon
ELLEN SHEA DONLON

Elizabeth Shea Campbell, Executor
ELIZABETH SHEA CAMPBELL

Elizabeth Shea Campbell, Executor

Sarah Kathryn Shea
SARAH KATHRYN SHEA

Brigid Shea Lustig
BRIGID SHEA LUSTIG

State of Tennessee)
County of Davidson_)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MARY JANE SHEA, BALDWIN, LUCY SHEA CORENSWET, EDWARD MICHAEL SHEA, ELLEN SHEA DONLON, ELIZABETH SHEA CAMPBELL, SARAH KATHRYN SHEA AND BRIGID SHEA LUSTIG**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes thereins contained.

Witness my hand, at office, this 14th day of JULY, 2023.

NOTARY PUBLIC
My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Emily Prophet, 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 7.14.23 (date of document).

Affiant Signature

7.20.23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

