Karen Johnson Davidson County
Batch# 1035479 DEEDWARR
08/07/2023 12 29 34 PM 4 pgs
Fees $23 00 Taxes· $1,387 50
20230807-0060965

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

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

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No . 63245

Dav Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James R. Tully, Jr Rhonda L. Tully 810 Marquette Dr. Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 129110A81000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brenda Warren, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James R. Tully, Jr. and Rhonda L. Tully**, husband and wife, 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 106L 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 said 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.

Being the same property conveyed to Brenda Warren by Warranty Deed from Kori L Meyers, dated August 13, 2020 and recorded on August 14, 2020 of record in Instrument No 20200814-0091553, Register's Office for Davidson County, Tennessee.

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, 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; Instrument No. 20020109-0005376; Instrument No. 20101228-0102374, Instrument No. 20140219-0014189, Instrument 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. Charter of St. Henry's Property Development, Inc , of record in Book 9249, page 622, Book 10391, page 314, and Book 5892, page 475, said Register's Office Charter of The Cloister Homeowners

Association of record in Book 6076, page 203, amended in Instrument No 20140219-0014188, Instrument No 20140507-0039179; and Instrument No 20140507-0039180, said Register's Office 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 Ground Lease of record in Book 6922, page 282, said Register's Office. Non-disturbance Agreement of record in Book 7306, page 289, 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 Instrument No. 20160824-0088443, said Register's Office.

This instrument is executed on behalf of Brenda Warren by Tod Phillips and Patricia Sutton pursuant to a Power of Attorney executed by her on the 19th day of June, 2022, 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 810 Marquette 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, 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 4th day of August, 2023.

BRENDA WARREN by ATTORNEY IN FACT

Brenda Warren by Tod Phillips, Attorney-in-Fact

Brenda Warren by Patricia Sutton Attorney in Fact

Brenda Warren by Patricia Sutton, 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, **Tod Phillips and Patricia Sutton** 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 **Brenda Warren**, 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 4th day of August, 2023.

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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $375,000 00.

Affiant

Sworn and subscribed before me this 4th day of August, 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: Brenda Warren

TO: James R. Tully, Jr. and Rhonda L. Tully

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.

Tod Phillips, Affiant

Patricia Sutton, Affiant

Sworn to and subscribed before me this 4th day of August, 2023.

Notary Public

My Commission Expires _____

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