Karen Johnson Davidson County
Batch# 1043127 DEEDWARR
08/28/2023 09 43 29 AM 2 pgs
Fees $13 00 Taxes $1,202 50
20230828-0066937

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845552

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 $325,000 00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2023

Notary Public
My Commission Expires 5-9-26

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
Carole B Symonette	New Owner	Tax Parcel ID No
814 Marquette Drive		129 11 0A 814 00
Nashville TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Claudia Wells, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carole B. Symonette, unmarried**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No 105L of The Cloister at St Henry Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cloister at St Henry, Phase ID, of record in Book 6933, Page 927, and amended on Exhibit "A" to the Amendment to the Master Deed in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6042, Page 650, and amended in Book 6519, Page 187, in Book 7590, Page 273, in Book 9269, Page 285, and in Instrument No. 20020109-0003376 and Instrument No 20140219-0014189, said Register's Office, 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 of The Cloister at St Henry, Phase ID as set out on Exhibit "B" to the Master Deed of record in Book 6933, Page 927, and amended on Exhibit "A" to the Amendment to the Master Deed of record in Book 7404, Page 766, said Register's Office, for a more complete identification and description of such Unit

Being the same property conveyed to Claudia Wells, by Warranty Deed from Mary S Tippitt, unmarried, of record in Instrument No 20160322-0027014, in the Register's Office of Davidson County, Tennessee, dated March 14, 2016 and recorded on March 22, 2016

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Cloister at St Henry, as recorded in Plat Book 5200, Page 455

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision, The Cloister at St Henry, as recorded in Plat Book 5200, Page 676.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I-D Fifth Revision, The Cloister at St Henry, as recorded in Plat Book 6250, Page 979

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Cloister at St Henry, Phase IA (a Horizontal Property Regime) Condominium of record in Book 6042, Page 602, as amended by instrument(s) of record in Book 7590, Page 273, Book 9269, Page 285 and Instrument No 20020109-0003376, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Cloister at St Henry, Phase ID (a Horizontal Property Regime)of record in Book 6933, Page 927, as amended by instrument(s) of record in Book 7404, Page 766 and as amended to bylaws recorded in Book 6519, Page 187; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20101228-0102374 as amended to bylaws in Instrument No 20140219-0014189 and an Assignment and Assumption of Declarant's Rights recorded in Instrument No 20210414-0049982

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 157

Easement recorded in Instrument No 20131021-0109631

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No 20160824-0088443

Storm Water Detention Agreement as set forth in instrument recorded in Book 6862, Page 384 and Instrument No 20050523-0057819

Non Disturbance Agreement as set forth in instrument recorded in Book 7306, Page 289

Board Resolution for Additional Maintenance and Variance recorded in Instrument No 20180907-0088838

Ground Lease recorded in Book 5961, Page 657, Book 6208, Page 137 and Book 6922, Page 282 as assigned in Instrument No 20200130-0011266

This is improved property located at 814 Marquette Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2023

Claudia Wells By Norman Wells Attorney in fact

Claudia Wells
By Norman Wells, 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, Norman Wells, 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Claudia Wells and that he is authorized by Claudia Wells to execute this instrument on her behalf

WITNESS my hand, at office, this 25th day of August, 2023

SHIRA KINCAID
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

Notary Public