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

CRT File No. 230745389

Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SR-23-285

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $536,000 00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2023

Notary Public
My Commission Expires 07/09/2024

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 1045808 **DEEDWARR**
09/05/2023 10 11 12 AM 2 pgs
Fees $13 00 Taxes $1,983 20

20230905-0069190

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
Mary Ann Kipp P. O. Box 50826 Nashville, TN 37205	New Owner	Tax Parcel ID No 129 11 0A 285 00

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, **M. Therese Roskin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Ann Kipp, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

A Condominium Apartment in Davidson County, Tennessee, being Unit No 100L a/k/a Unit No 285 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, and the Declaration of Restrictions Covenants & Easements in Instrument No 20101228-0102374, said Register's Office and the plan of record in Plat Book 6250, Page 979, said Register's Office

Being the same property conveyed to M Therese Roskin, by Warranty Deed from James P Gregory, II and Dorothy Durham Tucker, both unmarried, as joint tenants with full right of survivorship, of record in Instrument No 20230417-0027801, in the Register's Office of Davidson County, Tennessee, dated April 14, 2023 and recorded on April 17, 2023

Being the same property conveyed to James P Gregory, II and Dorothy Durham Tucker, both unmarried, as joint tenants with full rights of survivorship, by Warranty Deed from Bobby R Lawrence and Judy D Lawrence, husband and wife, of record in Instrument No 20170613-0058985, in the Register's Office of Davidson County, Tennessee, dated June 01, 2017 and recorded June 13, 2017 and in Transfer of Sublease and Conveyance of Condominium Apartment of record in Instrument No 20170613-0058987, in the Register's Office of Davidson County, Tennessee, dated June 01, 2017 and recorded June 13, 2017

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

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 Phase 1-D, Fifth Revision, The Cloister at St Henry, as recorded in Plat Book 6250, Page(s) 979

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(s) 676

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228-0102374 and Assignment and Assumption of Declarant's Rights in Instrument No. 20210414-0049982.

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 1D Condominium of record in Book 6933, Page 927, as amended by instrument(s) of record in Book 7404, Page 766; 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.

Easement for Broadband Communications Services, 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.

Stormwater 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 of record in Instrument No. 20180907-0088838.

All of the terms and provisions set forth and contained in that certain Lease between James D. Niedergeses, Bishop of the Diocese of Nashville, Lessor, and St. Henry's Property Development, Inc., Lessee, recorded in Book 6922, Page 282 as Assigned in Instrument No. 20200130-0011266.

This is improved property located at 285 Cana Circle 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 31st day of August, 2023.

M. Therese Roskin by Constance Baker _____
M. Therese Roskin Attorney in Fact
By: Constance Baker, 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, aforesaid, Constance Baker, as Attorney-in- Fact for M. Therese Roskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2023.

_____
Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026