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

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**5110 Maryland Way, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Carolyn Dorrell**
**310 Cana Circle**
**Nashville, Tennessee 37205**

Karen Johnson Davidson County
Batch# 1046110 DEEDWARR
09/05/2023 11 36 04 AM 3 pgs
Fees $18 00 Taxes $1,091 50
20230905-0069330

**SEND TAX BILL TO:**
**Owner**

**MORTGAGEE:**
N/A

**MAP** 129-11
**GROUP** 0A
**PARCEL** 0308.00co

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Shirley W. Tomlin, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Carolyn Dorrell,** unmarried hereinafter called the GRANTEE, her 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. 310 on the Plan of Condominium Site Plan, Plat for Phase 1C, The Cloister at St. Henry, files as Exhibit "B" to ans established by the Master Deed of record in Book 6675, page 173, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20080402-0032958, Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the common ares/elements appurtenant to said Unit as set forth in said Master Deed, reference to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shirley W. Tomlin, an unmarried woman by deed from Melissa Harrub Alt, as to a 50% interest, William C. Tucker and Shawn W. Tucker, as to a 50% interest of record in Instrument No. 20150721-0071105, said Register's Office AND by Deed of Correction to include the conveyance of the Leasehold Interest, being recorded simultaneously herewith, if record in Instrument No. 20230905-0069328 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to; Property Taxes for 2023 and subsequent years; Provisions of the Master Deed and By-Laws of record in Book 6675, page 173, said Register's Office; The Plan as set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6675, page 173, said Register's Office, to which Exhibit Reference is hereby made for a more complete description; Easement for sanitary sewer and/or storm drainage of record in Book 4191, page 157, and Book 6824, page 870, said Register's Office; Terms and Conditions of a Ground Lease contained of record in Book 6596, page 608, said Register's Office, Davidson County, Tennessee..

This is **improved** property known as **310 Cana Circle, Nashville, Tennessee 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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the 30 day of **August, 2023.**

Shirley W Tomlin by Jan E Henderlight, as attorney in fact

**Shirley W. Tomlin, by Jan E. Henderlight, as attorney-in-fact, of record in Instrument No. _____.**

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jan E. Henderlight,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in Fact for **Shirley W. Tomlin**, the bargainor, and as Attorney in Fact, she that she executed the within Warranty Deed by signing the name of **Shirley W. Tomlin**, as her free act and deed, for the purposes therein contained.

WITNESS my hand and official seal this 30 day of August, 2023.

SUZANNE MEYER CLICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BLOUNT

Suzanne Meyer Click
NOTARY PUBLIC

My Commission Expires:
11-24-2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $295,000.00.

AFFIANT

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

NOTARY PUBLIC




My Commission Expires:

#23-9682