Karen Johnson Davidson County
Batch# 1058496 DEEDWARR
10/06/2023 11 27 35 AM 2 pgs
Fees $13 00 Taxes $1,794 50
20231006-0078826

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

CRT File No. 230945844

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $485,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2023.

Notary Public
My Commission Expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
Soghrat Soltani and Farkhondeh Soltani 819 Marquette Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 129-11-0A-819.00 CO

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, **Bonney Poremski, unmarried** ("Grantor"), has this day bargained and sold. and does hereby transfer and convey to **Soghrat Soltani and Farkhondeh Soltani, husband and wife**, ("Grantees"), their successors. heirs and assigns. all that tract or parcel of land in Davidson County. Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Unit No. 111R . together with the appurtenant interest in the common elements of The Cloister At St. Henry Phase 1D , a horizontal property regime established by Master Deed of record in Book 6933, page 927 and amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee , said Unit being depicted on the Condo Site plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to PETER POREMSKI AND SPOUSE, BONNEY POREMSKI, by deed of leasehold interest from MILDRED BAIRD TATUM, of record in Instrument No. 20041021-0126944 , dated October 20, 2004 , said Register's Office.

Being further conveyed to PETER POREMSKI AND SPOUSE, BONNEY POREMSKI by Warranty deed from ST. HENRY'S PROPERTY DEVELOPMENT, INC., of record in Instrument No. 20110209-0011389, dated February 1, 2011, said Register's Office

PETER POREMSKI died on or about May 26, 2017, leaving BONNEY POREMSKI as the surviving tenant by entireties.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par 129-11-0A-819.00 CO.

Matters shown on the Boundary Plan of record in Plat Book 5200. page 455. said Register's Office.

Matters shown on the Plan of record in Plat Book 6250, page 979, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157, said Register's Office

Storm Water Detention Agreement of record in Book 6824, page 870 and Book 6862, page 384, said Register's Office

Vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the Fee Simple Interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit

Ground Lease of record in Book 6922, page 282, said Register's Office

Master Deed of record in Book 6933, page 927 and amended in Book 7404, page 766, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20101228-0102374, said Register's Office.

ByLaws for The Cloister at St Henry of record in Book 6042, at page 644, (Master Deed of record in Book 6042, page 602) amended in Book 6519, page 187, Book 7590, page 273 and Instrument No. 20140219-0014189, said Register's Office.

This is improved property located at 819 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 5th day of October, 2023

Bonney Poremski

STATE OF NEW YORK)

COUNTY OF ERIE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bonney Poremski, 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 4th day of October, 2023

Lisa Czerniejewski
Notary Public

LISA CZERNIEJEWSKI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CZ0010260
Qualified in Erie County
Commission Expires June 26, 2027

My Commission Expires: 6-26-27