Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $256,060.50

Affiant

Subscribed and sworn to before me this 18th day of Ocrober, 2023.

Notary Public
My commission expires: 2/1/27

Karen Johnson Davidson County
Batch# 1062517 DEEDWARR
10/18/2023 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $947.42
20231018-0081780

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Elijah S. Reynolds and Brenda Reynolds 418 Siena Drive Nashville, TN 37205	Same	129-11-0A-418-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Mary Reynolds Buttrey, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Elijah S. Reynolds and Brenda Reynolds, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 418 as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in Book 6237 Page 665 and amended in Book 6834 Page 449, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Mary Elizabeth Reynolds, Trustee for the Mary Elizabeth Reynolds Trust Dated September 3, 2008, by deed from St. Henry's Property Development Inc. of record in Instrument No. 20110318-0021432, Register's Office for Davidson County, Tennessee, and dated March 15, 2011. Being further conveyed to Mary Reynolds Buttrey by Quitclaim Deed

from Mary Elizabeth Reynolds, Trustee for the Mary Elizabeth Reynolds Trust of record in Instrument No. 20230519-0037633, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of The Cloister at St. Henry of record in Book 6237 Page 665 and amended in Book 6834 Page 449 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20101228-0102374 and Instrument No. 20180907-0088838 in the official records of the Davidson County Register of Deeds.

4. Charter of Cloister Owners Association of record in Instrument No. 20140507-0039179 and Instrument No. 20140219-0014188 Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Instrument No. 20020109-0003376 and amended in Instrument No. 20140219-0014189 Register's Office for Davidson County, Tennessee.

6. Ground Lease for St Henry's Property Development, Inc. of record in Book 5961 page 657 Register's Office for Davidson County, Tennessee and as amended

This property is improved property known as 418 Siena 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 18th day of October, 2023.

Mary Reynolds Buttrey by E.S. Reynolds ATTORNEY-IN-FAC

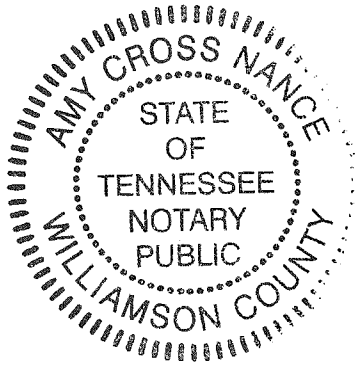
Mary Reynolds Buttrey by E.S. Reynolds, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of October, 2023, before me personally appeared E.S. Reynolds to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Reynolds Buttrey AKA Mary Elizabeth Reynolds Buttrey acknowledged that such person executed the same as the free act and deed of Mary Reynolds Buttrey AKA Mary Elizabeth Reynolds Buttrey.

Notary Public

My Commission expires 2/7/27



I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 18th day of October, 2023

Sheri Engel

Dated 10/18/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 18th day of October, 2023

My commission expires: 2/7/27

Notary Public

