Karen Johnson Davidson County
Batch# 1064004 DEEDWARR
10/23/2023 02 12 07 PM 3 pgs
Fees $18 00 Taxes $1,294 63
20231023-0082913

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DW) Title No · 63319
Dav Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara Knopf 101 Emma Neuhoff Court Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 129110A00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$349,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank V. Neeley, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Knopf, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit 101 of The Cloister at St. Henry, Phase 1B, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6237, page 665, amended in Book 6834, page 449, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Frank V Neeley, an unmarried man, by Warranty Deed from Frank Vincent Neeley and John Michael Neeley and Pamela Neeley Gregory and Paige Neeley and James Timothy Neeley and Theresa Neeley Lawrence and Lynwood Frank Neeley, Jr., dated September 27, 2018 and recorded on October 3, 2018, of record in Instrument No. 20181003-0098061, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor has it ever been, the marital residence of Grantor

Description Reference Described from information contained in recorded condominium documents.

This conveyance is subject to Taxes for 2023, and subsequent years, The Plan of record in Exhibit "B" to the Master Deed of record in Book 6237, page 665, amended in Book 6834, page 449, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description The provisions of the condominium Master Deed of record in Book 6237, page 665, amended in Book 6519, page 187, Book 6834, page 449, Insturment No 20101228-0102374, Instrument No. 20140219-0014189, Book 6042, page 602, amended in Book 7590, page 273, Book 4269, page 285, Instrument No 20020109-0003376, Instrument No. 20180907-0088838, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth

restrictions, assessment, liens and other matters. Subject to terms and conditions of Ground lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, dated September 14, 1983, of record in Book 6208, page 137, said Register's Office. All Matters shown on Book 5200, page 676, amended in Book 6250, page 585 and Book 6250, page 924, said Register's Office Easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Governement of Nashville and Davidson County, Tennessee, of record in Instrument No. 20160824-0088443, said Register's Office. Charter of the Cloister Owners Association of record in Book 6076, page 204, said Register's Office Easement to Comcast of Nashville, I, LLC, of record in Instrument No 20131021-0109631, said Register's Office

This is improved property, known as 101 Emma Neuhoff Court, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of October, 2023.

Frank V. Neeley

State of Tennessee

County of Davidson

On this 20th day of October, 2023, before me the undersigned authority, personally appeared Frank V. Neeley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 7/9/2024

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO.
My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is. $349,900 00

Affiant

Sworn and subscribed before me this 20 day of October, 2023

Notary

My Commission Expires

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024