QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Karen Johnson Davidson County
Batch# 1064920 DEEDQC
10/26/2023 11:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20231026-0083880

Subscribed and sworn to before me, this the 24th day of October, 2023.

Notary

My Commission Expires: 9-28-26

STACEY ANGELLO NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Stacey Angello
The Law Office of Stacey Angello
14345 Lebanon Rd. Suite A
Old Hickory, Tennessee 37138
(615) 449-2700

Address of new owner:	Send Tax Bills to:	Map and Parcel ID No.
Ann Haven Smith 805 Marquette Dr. Nashville, Tennessee 37205	SAME	129-11-0A-805.00-CO

THIS INSTRUMENT made and entered into on this the 24th day of October, 2023, by and between Ann Haven Smith, Trustee of the Ann Haven Living Trust, dated March 12, 2014 ("Grantor") and Ann Haven Smith, an unmarried woman ("Grantee"):

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and other goods and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transforms, releases, relinquishes, and quitclaims unto Grantee, all Grantor's rights, titles, and interests in and to the real property in the State of Tennessee, to be held by the Grantee, the following described tract of land located in Davidson County, State of Tennessee, and incorporated herein by reference:

A certain condominium located in Davidson County, Tennessee, being Unit No. 110L of The Cloister at St. Henry, Phase 1D, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Master Deed establishing The Cloister at St. Henry, Phase 1-D of record in Book 6933, Page 927, amended in Book 7404, Page 766, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Pamela H. Morgan by Warranty deed from Eric Rosenfeld and wife, Eva Rosenfeld of record in Instrument No. 20120517-0042965 Register's Office for Davidson County, Tennessee, dated May 15, 2012 and recorded May 17, 2012.

Being the same property conveyed to Ann Haven Smith, Trustee of the Ann Haven Living Trust, dated March 12, 2014 by Warranty Deed from Pamela H. Morgan of record in Instrument No. 20160504-0044186 Register's Office for Davidson County, Tennessee, dated May 2, 2016 and recorded May 4, 2016.

This conveyance is subject to:

- Taxes for the year 2023 and subsequent years a lien, not yet due and payable.
- Subject to any and all matters as shown on plat of record in Plat Book 6250, Page 979, Register's Office for Davidson County, Tennessee.
- By-Laws for the administration thereof; also subject to the easements, rights and interest 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; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry of record in Book 7404, Page 766 and Book 7590, Page 273, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 2010228-0102374 and Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.
- Subject to By-Laws filed of record in Book 6042, Page 650, Book 6519, page 187, Book 7590, Page 273, Book 9269, Page 285, and in Instrument No. 20020109-0003376, Register's Office for Davidson County, Tennessee.
- Subject to any and all matters shown on the Plan attached as Exhibit "B" to the Master Deed of record in Book 6933, Page 927, and Exhibit "A" to the Amendment to Master Deed of record in Book 7404, Page 766, Register's Office for Davidson County, Tennessee.
- Charter of the Home Owners Association filed of record in Book 6076, Page 203, and Instrument No. 20140507-0039179 Register's Office for Davidson County, Tennessee.
- Easement to Metro Government of Nashville filed of record in Book 4191, Page 157, Book 6824, page 870 and in Book 6862, Page 384, Register's Office for Davidson County, Tennessee.

- Deed of Conveyance to Metro - Department of Water and Sewerage Services of record in Book 7893, Page 394 and Book 7893, Page 447, in the Register's Office for Davidson County, Tennessee.
- Subject to Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., of record in Book 5961, page 657, Book 6208, page 137, Book 6596, page 608 and Book 6922, Page 282, Registers Office for Davidson County, Tennessee.
- Subject to the terms and conditions of Nondisturbance Agreement by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc. dated July 15, 1986, of record in Book 7306, page 289, Register's Office for Davidson County, Tennessee.
- Deed to St. Henry's Property Development Inc. by Deed from Most Reverend David R. Choby, Bishop of The Catholic Diocese of Nashville, as Trustee, dated 12/17/2010 of record in Instrument Number 20101222-0101678, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage and Water Mains, Pumps and Appurtenances of record in Instrument Number 20061101-0135335, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

For Informational Purposes ONLY

This is improved property known as: 805 Marquette Drive, Nashville, Tennessee, 37205.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor make no warranty, express or implied, as to title in the property herein described.

The preparer makes no representation or warranties as to the accuracy of the description or the status of the title to the property. This document has been prepared based upon information furnished to the preparer and without conducting a title search. It is the responsibility of the grantee to record this document and failure to do so could adversely affect the title of the property. The parties hereto signify their assent to this disclaimer by the execution and the acceptance of the instrument.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this, the 24th day of October, 2023.

Ann Haven Smith, Trustee

ANN HAVEN SMITH, Trustee of the
Ann Haven Smith Living Trust, dated
March 12, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ann Haven Smith**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 24th day of October, 2023.

Notary Public

My Commission Expires: 9-28-26

