Karen Johnson Davidson County
Batch# 1064996 DEEDWARR
10/26/2023 02:26:30 PM 5 pgs
Fees: $28.00 Taxes: $1,757.13
20231026-0083995

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 37924-10-2023

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $474,900.00.

Affiant

Subscribed and sworn to before me this 25th day of October, 2023.

Notary Public

My Commission Expires: 7/7/2027

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robert A. Strong, Carol Rolfe Johnson 272 Cana Circle Nashville, TN 37205	Robert A. Strong, Carol Rolfe Johnson 272 Cana Circle Nashville, TN 37205	Map and Parcel No.: 129110A27200CO

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, **John Sangervasi** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert A. Strong and Carol Rolfe Johnson as tenants in common without right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 272 Cana Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 25th day of October, 2023.

John Sangervasi by John Joseph Sangervasi atty in fact

John Sangervasi by John Joseph Sangervasi, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Joseph Sangervasi., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for John Sangervasi, and he is authorized by John Sangervasi to execute this instrument on his behalf.

Witness my hand, at office, this 25th day of October, 2023.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 122R, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-D, a horizontal property regime established by Master Deed of record in Book 6933, page 927, amended in Book 7404, page 766, Book 7590, Page 273 and the Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, Instrument No. 20140219-0014189, and Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned amendment to said Master Deed and on Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to John Sangervasi and wife, Ann S. Sangervasi by Assignment of Sublease and Conveyance of Condominium Apartment dated May 29, 2001 from Howard Nace and wife, Waunita L. Nace of record in Instrument No. 20010530-0055804, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Sangervasi and wife Ann S. Sangervasi by deed dated March 8, 2011 from St. Henry's Property Development, Inc., of record in Instrument No. 20110311-0019508, Register's Office for Davidson County, Tennessee.

Ann M. Sangervasi being one and the same as Ann S. Sangervasi having since died on October 2, 2019, thus vesting John Sangervasi as surviving tenant by the entirely.

Grantor and Grantee intend that the 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.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee.
3. By-Laws of The Cloister at St. Henry, Phase I-A, of record in Book 6042, page 602, amended in Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, Instrument No. 20140219-0014189, and Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of The Cloister Owners' Association of record in Book 6076, page 203, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of The 2010 Cloister Owners Association of record in instrument No. 20101214-0099488, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Cloister at St. Henry, Phase I-D, of record in Book 6933, page 927, amended in Book 7407, page 766 and Book 7590, Page 273, Register's Office for Davidson County, Tennessee.
7. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
8. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. § 66-27-201, et seq.
9. All matters appearing on the Plan of record as Book 6250, page 979, Register's Office for Davidson County, Tennessee.

10. All matters shown on the Site Plan attached as Exhibit B to the Master Deed in book 6933, Page 927, and Exhibit A to the Amendment to master Deed of record in Book 7404, Page 766.
11. Deeds of Conveyance of record in Book 6314, Page 16 and Book 6314, page 21, Register's Office for Davidson County, Tennessee.
12. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 157, Book 4606, page 283, Instrument No. 20131021-0109631, Register's Office for Davidson County, Tennessee.
13. Storm water detention agreement of record in Book 6145, page 293, and Book 6862, page 384, Register's Office for Davidson County, Tennessee.
14. Deed of Conveyance to Metro-Department of Water and Sewerage Services of record in Book 7893, page 394 and Book 7893, Page 447, Register's Office for Davidson County, Tennessee.
15. Terms and conditions of the Ground Lease recorded in Book 6922, page 282, Register's Office for Davidson County, Tennessee.
16. Agreement for Dedication of Easement of record in Instrument No. 20160824-0088443, Register's Office for Davidson County, Tennessee.
17. Subject to terms and conditions of Nondisturbance Agreement of record in Book 7306, Page 289, Register's Office for Davidson County, Tennessee.
18. Subject to rights of others in and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/25/23 (date of document).

Affiant Signature

10/25/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of October, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

