Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069729 DEEDWARR
11/08/2023 09:59:24 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50

20231108-0087322

File #23-TC-0441-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dawne M. Martin 2011 Living Trust	**NEW OWNER**	
(NAME)	(NAME)	**129 11 0A 441.00**
441 Siena Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUSSELL L. HOLMAN, AN UNMARRIED PERSON, AND MARY JANE MCNEILL HOLMAN, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAWNE M. MARTIN, TRUSTEE OF THE DAWNE M. MARTIN 2011 LIVING TRUST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 441 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 Russell L. Holman and Mary Jane McNeill Holman as Joint Tenants with Rights of Survivorship by Warranty Deed from Phyllis J. Turpen, a single woman, of record in Instrument No. 20150903-0089891, in the Register's Office of Davidson County, Tennessee, dated August 31, 2015 and recorded September 3, 2015. Mary Jane Holman and Mary Jane McNeill Holman are one and the same.

This conveyance is subject to:
* 2023 Taxes, a lien, now due and payable..
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Cloister at St. Henry, as recorded in Book 5200, Page 455.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision, The Cloister at St. Henry, as recorded in Book 5200, Page 676.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Second Revision for Phase I-B, The Cloister at St. Henry, as recorded in Book 6250, Page 585.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Third Revision, The Cloister at St. Henry, as recorded in Book 6250, Page 924.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228-0102374 as Amended in Instrument No. 20140219-0014189 as Assigned in Instrument No. 20210414-0049982 and Board

Resolution for Additional Maintenance and Variance in Instrument No. 20180907-0088838.

* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Cloister at St. Henry, Phase IB Condominium of record in Book 6237, Page 665, as amended by instrument(s) of record in Book 6834, Page 449; also subject to easements, rights and interests 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.
* Easement for Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 157.
* Easement for Utilities, recorded in Instrument No. 20131021-0109631.
* Deed of Conveyance recorded in Book 7893, Page 304 and Book 7893, Page 451.
* Storm Water Detention Agreement of record in Book 6145, Page 293; Book 6824, Page 870 and Book 6862. Page 384.
* Ground Lease of record in Book 5961, Page 657 and Book 6208, Page 137.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **441 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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 6th day of November, 2023.

Russell L. Holman

Mary Jane McNeill Holman by Russell Holman, Attorney-In-Fact

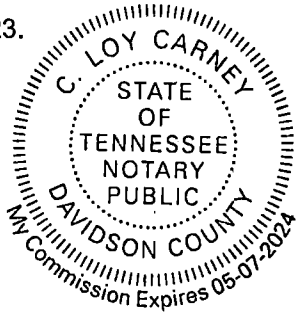
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of November, 2023, before me personally appeared Russell L. Holman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of November, 2023.

C. Loy Carney

Notary Signature
My commission expires:



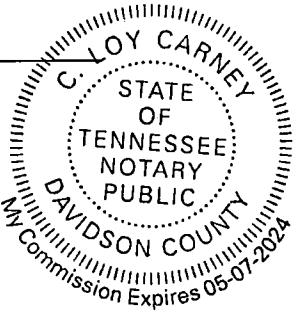
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Russell Holman, 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 Jane Holman and acknowledged that he executed the same as the free act and deed of the said Mary Jane Holman.

Witness my hand, at office, this 6th day of November, 2023.

C. Loy Carney

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204