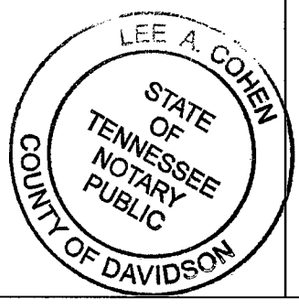
Karen Johnson Davidson County
Batch# 1077720 DEEDWARR
12/04/2023 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231204-0093245



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$400,000.00**

Eileen) Krieger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2023.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VIRGINIA B. DINKER	New owner	**129-11-0A-448.00-CO**
(NAME) **448 SIENA DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, EILEEN L. KRIEGER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIRGINIA B. DINKER, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 448, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1B, a horizontal property regime established by Master Deed of record in Book 6237, Page 665, amended in Book 6834, Page 449, Instrument No. 20101228-0102374, and in Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Eileen L. Krieger, an unmarried woman, by deed dated May 7, 2021 from Erin Higgins, Amanda Peirick, and Megan Sturdevant, of record in Instrument No. 20210602-0073876, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 6250, page 585; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157; Storm Water Detention Agreement of record in Book 6145, page 293 and Book 6824, page 870; Ground Lease of record in Book 6208, page 137; No merger shall occur between the ground lease and fee interest until such time as said ground lease terminates; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed for The Cloister at St. Henry, Phase 1B, (A Horizontal Property Regime) of record in Book 6042, page 602, Book 6237, page 665, as amended in Book 6519, page 187, Book 6834, page 449, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, Instrument No. 20101228-0102374, Instrument No. 20020109-0003376, and Instrument No. 20140219-0014189; Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109631; Board Resolution for Additional Maintenance and Variance of record in Instrument No. 20180907-0088838; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **448 SIENA DRIVE, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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; 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 GRANTEES, 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 hand this 30th day of November, 2023.

Eileen L. Krieger

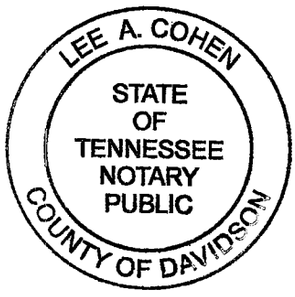
EILEEN L. KRIEGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Eileen L. Krieger**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of November, 2023.

My Commission Expires: **March 3, 2026**



Lee A. Cohen

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-30-23.

Affiant Signature

12-4-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY