Karen Johnson Davidson County
Batch# 1102184 DEEDWARR
02/20/2024 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20240220-0011085

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-19652-24

WARRANTY DEED	STATE OF TENNESSEE 38030 COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of Feb., 2024. NOTARY PUBLIC My commission expires: 9/8/25

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
c/o Kelly Cox 6048 Robin Hill Road Nashville, TN 37205	Kelly Cox 6048 Robin Hill Road Nashville, TN 37205	129-11-0A-256-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY NINE THOUSAND AND 00/100 Dollars ($449,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARY JULIA GISH, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STUART P. BACON AND KATHY JANE KOONTZ BACON, TRUSTEES OF THE STUART AND KATHY BACON TENNESSEE COMMUNITY PROPERTY TRUST U/A/D APRIL 6, 2018, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 256, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase IC, a horizontal property regime established by Master Deed, of record in Book 6675, page 173, 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 Mary Julia Gish, unmarried, by deed dated September 18, 2020 from J. Ronald M. York, a single man, of record in Instrument No. 20200921-0107859, Register's Office for Davidson County, Tennessee. See General Durable Power of Attorney of record as Instrument No. 20240205-0008107, Register's Office for Davidson County, Tennessee, from Judi R. Gish appointing Lance Tyler Gish and John Randall Gish, or either of them, as Attorney in Fact.

* The said Mary Julia Gish, Judi R. Gish and Mary Gish are one and the same person. *

Being the same property previously conveyed to J. Ronald M. York by Assignment of Sublease and Conveyance of Condominium Apartment dated July 18, 2008 from Alice Margaret Essary, of record in Instrument No. 20080721-0074352, and by Warranty Deed dated September 16, 2015, from St. Henry's Property Development, Inc., of record in Instrument No. 20200917-0106503, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X_ improved property, known as: 256 Cana Circle, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16th day of February, 2024

GRANTOR(S)

Mary Julia Gish AKA Judi R. Gish by
Lance Tyler Gish as her Attorney in Fact

Mary Julia Gish AKA Judi R. Gish by
John Randall Gish as her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lance Tyler Gish and John Randall Gish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorneys-in-Fact for Mary Julia Gish AKA Judi R. Gish pursuant to that certain General Durable Power of Attorney of record as Instrument No. 20240205-0008107, Register's Office for Davidson County, Tennessee, and they are authorized by Mary Julia Gish AKA Judi R. Gish to execute this instrument on her behalf.

WITNESS my hand and seal, this the 16th day of Feb., 2024.

Notary Public
My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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 2/16/24 (date of document).

Affiant Signature

2/16/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of February, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

