THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-6939-WE

Karen Johnson Davidson County
Batch # 1103939 DEEDWARR
02/23/2024 09:25:11 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20240223-0012440

JAMES A. WAECHTER DAVIDSON COUNTY, TENNESSEE
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-8-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurie Sonsino	owner	
100 Cloister Drive		129-11-0A-100.00CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert A. Francescon, David Brian Francescon, Susan Francescon Bateman, Samuel Joseph Francescon, Daniel Wayne Francescon, Christopher Michael Francescon, Margaret Francescon Grover and Stephen Paul Francescon, the heirs-at-law of S.A. Francescon, Jr. (also known as Samuel Anselm Francescon, Jr.),**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laurie Sonsino, married**

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:

Property situated in Davidson County, Tennessee:

Unit 100, First Revision, Condominium Site Plan, Plat for Phase 1-A of Lot No. 2, The Cloister at St. Henry, of record in Plat Book 5200, page 656 and being further established in Master Deed of record Book 6042, Page 603, as amended (if applicable) in Book 6071, Page 149, and Book 6237, page 660, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to S.A. Francescon, Jr. and Margaret Francescon, husband and wife by Warranty deed from Mary Harris and Betty Heaberg, as joint tenants with right of survivorship with Life Estate in Dorothy Clayton of record in Instrument No. 20150717-0069990 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 17, 2015.

Said Margaret Francescon died on May 9, 2019, vesting S.A. Francescon, Jr. as surviving tenant.

S.A. Francescon, Jr. died on May 13, 2023. The heirs-at law of S.A. Francescon, Jr. (also known as Samuel Anselm Francescon, Jr.) are Robert A. Francescon, David Brian Francescon, Susan Francescon Bateman, Samuel Joseph Francescon, Daniel Wayne Francescon, Christopher Michael Francescon, Margaret Francescon Grover and Stephen Paul Francescon. Reference is made to the Affidavit of Heirship recorded herewith as Instrument No. 20240223-0012432, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **100 Cloister 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this the 22 day of February, 2024.

Robert A. Francescon by Susan Francescon Bateman,
attorney-in-fact

David Brian Francescon by Susan Francescon Bateman,
attorney-in-fact

Susan Francescon Bateman

Samuel Joseph Francescon by Susan Francescon Bateman,
attorney-in-fact

Daniel Wayne Francescon by Susan Francescon Bateman,
attorney-in-fact

Christopher Michael Francescon by Susan Francescon Bateman,
attorney-in-fact

Margaret Francescon Grover by Susan Francescon Bateman,
attorney-in-fact

Stephen Paul Francescon by Susan Francescon Bateman,
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, the within named **Susan Francescon Bateman ,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of February, 2024.

My Commission expires: 11.8.27

Notary Public

JAMES H. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan Francescon Bateman,** 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 on behalf of **Robert A. Francescon , David Brian Francescon, Samuel Joseph Francescon, Daniel Wayne Francescon, Christopher Michael Francescon, Margaret Francescon Grover, and Stephen Paul Francescon,** as their Attorney in Fact, as the free act and deed of the within named **Robert A. Francescon , David Brian Francescon, Samuel Joseph Francescon, Daniel Wayne Francescon, Christopher Michael Francescon, Margaret Francescon Grover, and Stephen Paul Francescon.**

Witness my hand and official seal this the 22 day of February, 2024.

My Commission expires 11-8-27

Notary Public

JAMES H. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE