Karen Johnson Davidson County
Batch# 1118379 DEEDQC
04/03/2024 02:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240403-0023601

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). Cynthia D. Weaver Affiant Sworn to and subscribed before me this 4/2/2024 Notary Public Comm Exp: 06-18-2025

PARKER T. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
CYNTHIA D. WEAVER, Trustee		
CYNTHIA D. WEAVER REVOCABLE TRUST dated June 17, 2013	SAME AS NEW OWNER	129-11-A-719
719 MOUNT CARMEL PLACE		
NASHVILLE, TN 37205		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of re-titling the said property held by my trust into the restated trust name, I, CYNTHIA D. MOORE, Trustee of the CYNTHIA D. MOORE REVOCABLE TRUST dated June 17, 2013 (Grantor), do hereby quitclaim, transfer, release, and convey any and all of my right, title and interest, in and to that certain real estate located in Davidson County, Tennessee, to CYNTHIA D. WEAVER, Trustee of the CYNTHIA D. WEAVER REVOCABLE TRUST dated June 17, 2013 (Grantee), and any amendments thereto, being more particularly described as follows:

Leasehold Interest

LAND in Davidson County, Tennessee, being Unit No. 719 of The Cloister at St. Henry Condominiums, Phase IC, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for the Cloister at St. Henry, Phase IC, of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements

appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for the Cloister at St. Henry, Phase IC, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to CYNTHIA D. MOORE, Trustee of the CYNTHIA D. MOORE REVOCABLE TRUST dated June 17, 2013, from CYNTHIA D. MOORE, by Quitclaim Deed of record in Instrument No. 20151123-0118642, Register's Office for Davidson County, Tennessee.

Fee Simple Interest

LAND in Davidson County Tennessee, being Unit No. 719, as shown on the Condominium Site Plan, Plat for Phase IC of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6675, page I 73, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set fort in Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to CYNTHIA D. MOORE, Trustee of the CYNTHIA D. MOORE REVOCABLE TRUST dated June 17, 2013, from CYNTHIA D. MOORE, by Quitclaim Deed of record in Instrument No. 20151123-0118642, Register's Office for Davidson County, Tennessee.

The vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in 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 all the provisions of the Tennessee "Horizontal Property Acts" as the same is set out in Section 66-27-101 et. seq. of the Tennessee Code annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easement, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, easements and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry Condominiums of record aforementioned; Ground Lease Agreement of record in Book 6933, Page 976, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This conveyance is also made subject to al/ easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including but not limited to the St. Henry's Property Development, Inc., Ground Lease(s) of record, beginning in Book 6208, Page 137, Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions Covenants and Easements for The Cloister at St. Henry of record in instrument# 20101228-0102374 and the Leasehold Interest of the current owner/occupants of the Unit; and Provisions of the Tennessee Condominium Act of 2008, Tennessee Code Annotated, Sections 66-27-2-1 et seq., Register's Office for Davidson County, Tennessee,

This conveyance is also made subject to all easements, restrictive covenants and conditions and other matters

of record, including all items set out on any applicable plat of record, and further subject to the following matters:

1. All matters shown on the Plan of First Revision, The Cloister at St. Henry or record in Plat Book 5200, page 676, said Register's Office.

2. The provisions of the Tennessee Horizontal Property Act as set our in Section 66-27-101, et seq., of the Tennessee Code Annotated; the casements, rights and interest 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 buildings thereon; and all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase IC of record in Book 6675, page 173, said Register's Office.

3. By-Laws of record in Book 6042, page 650, as amended in Book 6519, page 187, Book 7590, page 273; Book 9269, page 285 and Instrument No. 200201090003376, said Register's Office.

4. Charter of the Cloister Owners' Association of record in Book 6076, page 203, said Register's Office

5. Terms and conditions of a Ground Lease by and between James D. Niedergreses, Bishop of the Diocese of Nashville, and St. Henry's Property Development, Inc., dated June 3, 1985, of record in Book 6596, page 608 said Register's Office

6. Storm Water Detention Agreement of record in Book 6824, page 870 and Book 6145, page 293, said Register's Office

7. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4191, page 157, said Register's Office.

8. Declaration of Restrictions, Covenants and easements for The Cloister at St. Henry, a Condominium of record in Instrument No. 20101228-0102374

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.

The improved property is known as 719 Mount Carmel Place, Nashville, TN 37205

IN WITNESS WHEREOF, the Grantor have caused this instrument to be executed on April 3, 2024.

CYNTHIA D. MOORE REVOCABLE TRUST dated June 17, 2013

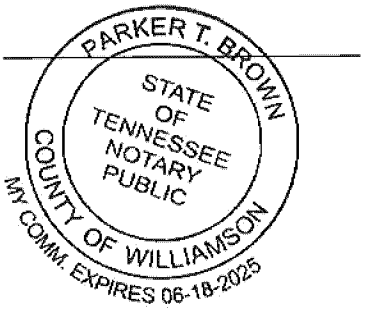
By: Cynthia D. Moore
CYNTHIA D. MOORE, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CYNTHIA D. MOORE, Trustee of the CYNTHIA D. MOORE REVOCABLE TRUST dated June 17, 2013 with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 4/3/24.

NOTARY PUBLIC

My Commission Expires: 

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 4/3/24.

PARKER T. BROWN — Date 4/3/2024

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 3rd day of April, 2024.

Notary Public

My Commission Expires: THOMAS K WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-27-2027