Karen Johnson Davidson County
Batch# 1126743 DEEDWARR
04/24/2024 03:14:30 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20240424-0029675

7426

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of April, 2024.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
283 Cana Circle LLC, A Tennessee limited liability company	New Owner	129-11-0A-283-00
(NAME)	(NAME)	
5213 Colfax Ct		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **I, Edwin E. Morris, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **283 Cana Circle LLC, A Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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. 99R. as shown on the Condominium Site Plan for The Cloister at St. Herny. Phase 1 D, filed as Exhibit A to and established by the Master Deed of record in Book 6933, Page 927 and amended in Book 7404, Page 766, 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 Master Deed, reference is hereby made for a more complete and detailed description.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the 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"

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 easements, 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 estab1ishing a Horizontal Property Regime of The Cloister at St. Henry Condominiums of record aforementioned; Ground Lease Agreement of record in Book 6922, Page 282, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee herein.

Being the same property conveyed to Edwin E. Morris by Warranty Deed from Kenneth A. Kanter and Lynn Kanter, Co-Executors of the Estate of Julian P. Kanter, of record in Instrument No. 20120827-0076867, dated July 30, 2012, recorded August 27, 2012, Register's Office Davidson County, Tennessee.

Matthew E. Morris executes this instrument as Attorney in Fact on behalf of Edwin E. Morris pursuant to the Durable Power of Attorney recorded in Instrument No. 20240227-0013158 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 283 Cana Circle (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37205 (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, successors 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, 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 GRANTEES, their heirs, successors 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 24th day of April, 2024.

Edwin E Morris by
Matthew E. Morris his Attorney-In-Fact
Edwin E. Morris by Matthew E. Morris, his Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matthew E. Morris and who, upon **his/her** oath acknowledged **himself/herself** to be the Attorney-In-Fact for the within named Edwin E. Morris, being authorized to act on behalf of said person, he/she executed the foregoing instrument as **his/her** free act and for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~, Tennessee this April 24, 2024.

SHANNON AHLBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Notary Public

My Commission Expires:

Certificate of Authenticity

I, Anthony N. Greco, 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 the 24 day of April, 2024.

Anthony N. Greco, Affiant 04/24/2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 24 day of April, 2024.

Commission Expires July 17, 2027

Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027