THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447544**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1136230 DEEDWARR
05/17/2024 09:34:28 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20240517-0036693

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEPTEMBER 06, 2025 SEZEN YILMAZ MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner: The Susan H. Caro Special Needs Trust U/W of Caryl K. Caro dated May 16, 2007 105 Cloister Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-11-0A-105.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chesley E. Perkins and Travis R. Perkins, a married couple** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **The Susan H. Caro Special Needs Trust U/W of Caryl K. Caro dated May 16, 2007**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 105 of The Cloister at St. Henry, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, page 602, as amended by amendment to Master Deed, of record in Book 6071, page 149, and further amended by Correction of Amendment to Master Deed, of record in Book 6237, page 660, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit described in said Master Deed. Reference is hereby made to the plat for Phase 1-A of Lot No. 2, The Cloister at St. Henry, of record in Plat Book 5200, page 529, and revised in Plat Book 5200, page 676, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to CHESLEY E. PERKINS AND HUSBAND, TRAVIS R. PERKINS, by deed from ELLA M. HOPKINS, of record in Instrument No. 20030702-0091220, dated May 28, 2003, said Register's Office.

Being the same property conveyed to CHESLEY E. PERKINS AND TRAVIS R. PERKINS, by deed from ST. HENRY'S PROPERTY DEVELOPMENT, INC., of record in Instrument No. 20110418-0029564, dated March 29, 2011, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 129-11-0A-105.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 529, amended in Plat Book 5200, page 676 and boundary plat of record in Book 5200, page 455, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20101228-0102374, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6042, page 602, amended in Book 6071, page 149 and in Book 6237, page 660, said Register's Office.

Amended By-Laws of record in Book 6519, page 187, and Book 7590, page 273 and in Instrument No. 20140219-0014189, said Register's Office.

Ground Lease of record in Book 5961, page 657, said Register's Office.

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

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

This is improved property located at 105 Cloister Drive Nashville TN 37205 .

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2024.

Chesley E. Perkins

Chesley E. Perkins

Travis R. Perkins

Travis R. Perkins

STATE OF Alabama)

COUNTY OF St. Clair)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chesley E. Perkins and Travis R. Perkins, 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.

Witness my hand, at office, this 15th day of May, 2024.

Notary Public

CHRISTY N WILLIAMS NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: 1/15/25