Karen Johnson
Batch # 1150771
06/25/2024 02:08:20 PM
Fees: $18.00 Taxes: $1,664.63
Davidson County
DEEDWARR
3 pgs
20240625-0047456

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 63683
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert B. Young Mary Morgan-Young 400 Siena Drive Nashville, TN 37205	Robert B. Young Mary Morgan-Young 400 Siena Drive Nashville TN 37205

TAX MAP PARCEL NUMBERS: 129110A40000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$449,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dolores D. Dennard, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert B. Young and Mary Morgan-Young, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 400 of The Cloister at St. Henry, Phase 1B, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6237, page 665 amended in Book 6834, page 449, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Delores D. Dennard by Warranty Deed from Patrick J. Higdon, Timothy L. Higdon, Deborah McFerrin, Katherine Elaine Cunningham, Kevin Higdon, Michael Higdon, James Lucian Geldrich, Sr., Stephen Michael Geldrich, Sr. Shearon Delores Geldrich Brown, Daniel Frances Geldrich, Jr., Penny Susan Geldrich Brewington, devisees under the Last Will and Testament of James H. Geldrich, and Timothy C. Smith, sole heir at law of devisee Anna Geldrich Smith, and Bernard Forte, Jr., Executor under said Last Will and Testament, dated April 15, 2019 and recorded on April 15, 2019, of record in Inst. No. 20190415-0034368, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024 and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "B" to the Master Deed of record in Book 6237, page 665 amended in Book 6834, page 449, said

Register's Office, to which plan reference is hereby made for a more complete description; Subject to the provisions of the condominium Master Deed of record in Book 6237, page 665 amended in Book 6519, page 187, Book 6834, page 449, Instrument No. 20101228-0102374, Instrument No. 20140219-0014189, Book 6042, page 602 amended in Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, and Instrument No. 20180907-0088838, said Register's Office.; Charter of The Cloister Owners Association of record in Book 6076, page 204, said Register's Office; Easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, said Register's Office; Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dated September 14, 1983 of record in Book 6208, page 137, said Register's Office; Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109631, said Register's Office; Easement for sanitary sewers and/or water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Inst. No. 20160824-0088443, said Register's Office.

This is improved property, known as 400 Siena 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of June, 2024.

Dolores D. Dennard

Dolores D. Dennard

State of Tennessee

County of Davidson

On this 24th day of June, 2024, before me the undersigned authority, personally appeared Dolores D. Dennard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $449,900.00.

Affiant

Sworn and subscribed before me this 24th day of June, 2024.

Notary

My Commission Expires: 3/3/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON