Karen Johnson Davidson County
Batch# 1152511 DEEDWARR
06/28/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,603.95
20240628-0048904

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.: 63688
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brenda G. Barnes 510 Loyola Drive Nashville, TN 37205	Same as new owner

TAX MAP PARCEL NUMBERS: 129110A51000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$433,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gayle T. Welch**, a widow who has not remarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brenda G. Barnes**, 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:**

Land in Davidson County, Tennessee, being Unit No. 510, together with the appurtenant interest in the common elements of The Cloister at St Henry, Phase 1-B, of Lot 2, a horizontal property regime established by Master Deed of record in Book 6237, page 665, as amended in Book 6834, page 449 and the Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, as amended in Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to said Master Deed and on Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to GAYLE T. WELCH AND S. HUGH WELCH, WIFE AND HUSBAND, by quitclaim deed from SHARON KELLEY SCHWEINHART, PATRICIA KELLEY SCHWEINHART, VICKI KELLEY MCCOY AND NEYSA JOAN KELLEY AS THE HEIRS AT LAW OF MARTHA JANE MOULDER, of record in Instrument No. 20111107-0086911, dated November 3, 2011, said Register's Office. Being the same property conveyed to S. HUGH WELCH AND GAYLE T. WELCH,HUSBAND AND WIFE, by deed from SHARON K. SCHWEINHART, TRUSTEE OF THE MARTHA JANE KELLEY MOULDER REVOCABLE TRUST, of record in Instrument No. 20111107-0086912, dated November 3, 2011, said Register's Office. The said S. Hugh Welch having since died on or about May 6, 2013, leaving Gayle T. Welch the surviving tenant by the entirety.

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 510 Loyola 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 26th day of June, 2024.

Gayle T. Welch

State of Tennessee

County of Davidson

On this 26th day of June 2024 before me the undersigned authority, personally appeared Gayle T. Welch, 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: $433,500.00.

Affiant

Sworn and subscribed before me this 26th day of June, 2024.

Notary

My Commission Expires: 05-09-2026

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/09/2026

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 June 26, 2024.

Name: **Jennifer Cole**
Title: **Authorized Agent**

Date 6/26/24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on this 26th day of June, 2024 **2024**

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

