WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED TWENTY THOUSAND AND 00/100 (420,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Karen Johnson
Batch # 1153663
07/02/2024 09:52:49 AM
Fees: $18.00 Taxes: $1,554.00

Davidson County
DEEDWARR
3 pgs

20240702-0049772

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
John D. Hughes, Sr. and Theresa H. Hughes (NAME)	**NEW OWNER** (NAME)	**129 11 0A 269.00**
269 Cana Circle Nashville, TN 37205 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 28th day of June, 2024, the undersigned, **STEVEN R. LOVE AND GREGORY C. LOVE OF THE ESTATE OF BARBARA LOVE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JOHN D. HUGHES, SR. AND THERESA H. HUGHES, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **269 CANA CIRCLE, NASHVILLE, TN 37205** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 92L, as shown on the Condominium Site Plan, for THE CLOISTER AT ST. HENRY, PHASE 1D, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Book 6933, Page 927, as amended in Book 7404, Page 766, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Russell J. Love and wife, Barbara W. Love, by Warranty Deed, Assignment of Sublease and Conveyance of Condominium Apartment Unit from Jan Kirkpatrick Giordano, Trustee, of record in Instrument No. 20040428-0048196, in the Register's Office for Davidson County, Tennessee, dated April 26, 2004 and recorded on April 28, 2004. The said Russell J. Love died on March 08, 2006, leaving Barbara W. Love as surviving tenant by the entirety.

Being the same property conveyed to Barbara W. Love, by Warranty Deed from St. Henry's Property Development, Inc., of record in Instrument No. 20110405-0026175, in the Register's Office of Davidson County, Tennessee, dated March 29, 2011 and recorded on April 05, 2011. The said Barbara W. Love died on April 03, 2024, testate. Pursuant to the Last Will and Testament of Barbara W. Love, the real

property conveyed herein is to be administred as part of the probate estate, subject to the control of Steven Russell Love as the Executor of the Estate.

NOTE: Barbara W. Love died testate on April 3, 2024. As of the date of this Warranty Deed, the Estate of Barbara W. Love is open. The Seventh Circuit (Probate) Court for Davidson County, Tennessee, entered an Order to Sell the subject real property on June ___, 2024 in File No. 24P-931, pursuant to Barbara W. Love's Will.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of June, 2024.

GRANTOR: Estate of Barbara W. Love
By: Steven Russell Love
Its: Executor and Devisee

Steven Russell Love

STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)

North Carolina
Buncombe

Personally, appeared before me, a Notary Public of the aforesaid authority, **Steven R. Love**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare ~~under penalty of perjury~~ that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, ~~at office,~~ on this 28th day of June, 2024.

ALAN J ROSENTHAL
Notary Public - North Carolina
Buncombe County
My Commission Expires Aug 9, 2027

Notary Public Alan J. Rosenthal

08-09-2027
My Commission Expires

GRANTOR: Estate of Barbara W. Love
By: Gregory C. Love
Its: Devisee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Gregory C. Love**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28th day of June, 2024.

Notary Public

My Commission Expires

