WARRANTY DEED

Karen Johnson
Batch # 1154389
07/08/2024 09:58:06 AM
Fees: $23.00 Taxes: $1,147.00

Davidson County
DEEDWARR
4 pgs

20240708-0050727

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of July, 2024.

Notary Public

MY COMMISSION EXPIRES: 8-21-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Darryl Harvey, Trustee, The Corbin Mount Carmel Trust	New owner	129-11-0A-700.00
(NAME)	(NAME)	
400 Highland Ave		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, James Patrick Corbin, Executor of the Estate of Donna M. Corbin, James Patrick Corbin individually, and Stanley Allen Corbin, Theresa L. Corbin Peacock nka Theresa Corbin Saupe, Micah Ashley Williams, Kevyn Brianna west and Grace Emily Peacock, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto , **Darryl Harvey, Trustee, The Corbin Mount Carmel Trust,** Trustee, The 700 Mount Carmel Place, Nashville, Tennessee 37205 Trust, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 700 as shown on the Condominium Site Plan, Plat for Phase 1C of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit "B" to and established by the Master Deed of record in Book 6675, Page 173, 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 the Master Deed, reference to which is hereby made for a more complete identification and detailed description.

Being the same property conveyed to DONNA M. CORBIN, a single person from SUSAN J. SELCKE, an unmarried woman, by Warranty Deed on September 26, 2019, of record in Instrument Number 20190930-0098931, Register's Office for Davidson County, Tennessee. Donna M. Corbin having since died on November 19, 2023, testate said will being probated in the Probate Court of Davidson County Tennessee and filed as Docket No. 23P2297.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

Subject to all matters as shown on the Condominium Site Plan, Plat for Phase 1C of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit "B" to and established by the Master Deed of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 700 Mount Carmel Place, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 my/our hands this 3 day of July, 2024.

THE ESTATE OF DONNA M. CORBIN

James Patrick Corbin
individually

James Patrick Cobin
Executor

Stanley Allen Corbin

Theresa L. Corbin Peacock nka Theresa Corbin Saupe

Micah Ashley Williams

Kevyn Brianna West

Grace Emily Peacock

State of TENNESSEE.
County of Davidson

Personally appeared before me Grace Emily Peacock with whom I am personally acquainted, and who acknowledged that _____ executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of July, 2024.

Notary Public
My Commission Expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of TENNESSEE
County of Davidson

Personally appeared before me James Patrick Corbin with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3 day of July, 2024.

Notary Public
My Commission Expires: 8-21-27

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, James Patrick Corbin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Executor of the Estate of Donna M. Corbin and that he as such Executor, executed the foregoing instrument for purposes therein contained, by signing his name as Executor.

WITNESS my hand and seal this 3 day of July, 2024.

Notary Public
My Commission Expires: 8-21-27

File No.: 202405014

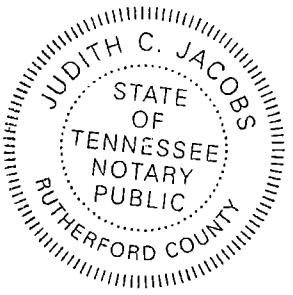
JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

Personally appeared before me Stanley Allen Corbin with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of July, 2024.

Notary Public Judy Jacobs
My Commission Expires: 8-21-27

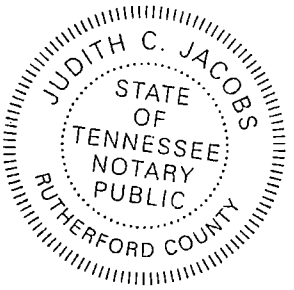


State of TENNESSEE
County of Davidson

Personally appeared before me Theresa L. Corbin Peacock nka Theresa Corbin Saupe with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of July, 2024.

Notary Public
My Commission Expires: 8-21-27

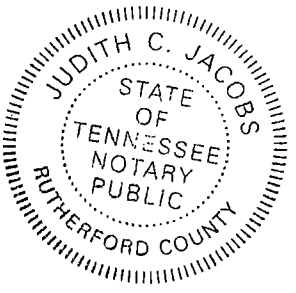


State of TENNESSEE
County of _____

Personally appeared before me Micah Ashley Williams with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3 day of July, 2024.

Notary Public
My Commission Expires: 8-21-27



State of TENNESSEE
County of Davidson

Personally appeared before me Kevyn Brianna West with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of July, 2024.

Notary Public
My Commission Expires: 8-21-27

