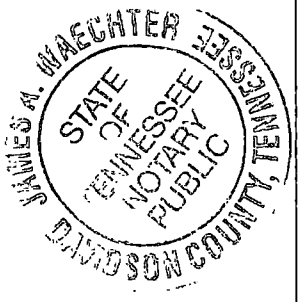
THIS INSTRUMENT WAS PREPA___ _ _

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7485-WE



Karen Johnson
Batch # 1155735
07/09/2024 12:38:45 PM
Fees: $13.00 Taxes: $1,591.00

Davidson County
DEEDWARR
2 pgs

20240709-0051376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-8-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Cain	owner	
243 Cana Circle		129-11-0A-243.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Dorothy C. McGinnis, a single person,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Cain, a single person,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 243, The Cloister at St. Henry, Phase IB, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established in Master Deed for The Cloister at St. Henry, Phase IB, of record in Book 6237, Page 665, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the plat for The Cloister at St. Henry, Phase IB, as attached therein as "Exhibit B", to said Master Deed for proper identification.

Being the same property conveyed to Dorothy C. McGinnis by Instrument recorded as Instrument number 20190729-0074194, dated July 26, 2019, and recorded on July 29, 2019, and by Warranty Deed from St. Henry's Property Development, Inc., of record in Instrument No. 20190729-0074196, Register's Office for Davidson County, Tennessee, dated July 23, 2019 and recorded on July 29, 2019.

This instrument is being executed on behalf of Dorothy C. McGinnis by her attorney-in-fact, Jill Manners, pursuant to the Durable General Power Of Attorney recorded as Instrument 20240327-0021267, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **243 Cana Circle, 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this the 21 day of June, 2024.

Dorothy C. McGinnis by Jill Manners, attorney-in-fact

Dorothy C. McGinnis by Jill Manners, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jill Manners,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Dorothy C. McGinnis, as her Attorney in Fact, as the free act and deed of the within named Dorothy C. McGinnis.

Witness my hand and official seal this the 21st day of June, 2024.

My Commission expires 11-8-27

NOTARY PUBLIC

