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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 240547874**<br><br>Karen Johnson Davidson County<br>Batch # 1158514 DEEDWARR<br>07/16/2024 11:34:01 AM 2 pgs<br>Fees: $13.00 Taxes: $1,476.30<br>20240716-0053381 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $399,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of July, 2024.<br><br>Notary Public<br>My Commission Expires: VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025 |

## WARRANTY DEED

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| Address New Owner:<br>Suyapa Neda Faulk<br>425 Siena Drive<br>Nashville TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>129 11 0A 425.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tina Louise Cole, as beneficiary under the Will of Judith A. Stois** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suyapa Neda Faulk, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 425 created under Title 66, Chapter 27, Section 101, at seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for THE CLOISTER ST. HENRY, PHASE 1B, of record in Book 6237, Page 665, Register's Office for 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 1B, attached as Exhibit "B" to said Master Deed for proper identification.

BEING the same property conveyed to JUDITH A. STOIS, UNMARRIED, by Warranty Deed from DOROTHY B. WHITE, UNMARRIED, of record in Instrument No. 20200916-0105672, in the Register's Office for Davidson County, Tennessee, dated September 14, 2020, and recorded on September 16, 2020, as affected by Corrected Warranty Deed in Instrument No. 20201013-0118717. The said Judith Ann Stois, who died on April 22, 2024, as affected by Will filed in the Seventh Circuit Court of Davidson County, Tennessee Probate Division as Case No. 24P1007, and having named Tina Louise Cole as beneficiary. Order Granting Probate of Will as Muniment of Title Only issued July 11th, 2024.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 1B, The Cloister at St. Henry, as recorded in Plat Book 5200, Page 676, revised in Book 6250, Page 585 and Book 6250, Page 924, in the Register's Office for Davidson County, Tennessee.

Terms and provisions of Amended By-Laws of The Cloister at St. Henry, recorded in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, and Instrument No. 20020109-0003376, in the Register's Office for Davidson County, Tennessee.

Charter of The Cloister Owners' Association, recorded in Book 6070, Page 203, in the Register's Office for Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Cloister at St. Henry Condominium of record in Book 6042, Page 602, Book 6237, Page 665, as amended in Book 6834, Page 449, in the Register's Office for Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228-0102374, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4191, Page 157, in the Register's Office for Davidson County, Tennessee.

Terms and Provisions of Ground Leases recorded in Book 6208, Page 137, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6824, Page 870, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 425 Siena Drive Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 15th day of July, 2024.

Tina Louise Cole

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tina Louise Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2024.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028