RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

PREPARED BY (~~AND RETURN TO~~):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1160864
07/23/2024 10:29:08 AM
Fees: $23.00 Taxes: $1,424.13

Davidson County
DEEDWARR
4 pgs

20240723-0055216

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 63727

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julie Golsong Guillaume Golsong Patricia Brownell 407 Siena Drive Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 129110A40700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$384,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rita B. Hood, unmarried, formerly known as Rita B. Gonzales,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia Brownell, a single person, and Guillaume Golsong and Julie Golsong, husband and wife, all as tenants in common with rights of survivorship,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being UNIT No. 407 of Phase 1A of Lot No. 2, The Cloister at St. Henry, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 529, revised in Book 5200, page 676 and further revised in Book 6250, page 585, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Rita B. Gonzales by Warranty Deed from Julia T. Pascoe, an unmarried woman, dated April 9, 1996 and recorded April 10, 1996 of record in Book 10011, page 369, Register's Office for Davidson County, Tennessee. And being the same proeprty conveyed to Rita B. Hood, formerly known as Rita B. Gonzales by Warranty Deed from St. Henry's Property Development, Inc., dated December 7, 2012, recorded December 18, 2012, of record in Instrument No. 20121218-0116347, said Register's Office.

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 in Book 5200, page 529, revised in Book 5200, page 676 and further revised in Book 6250, page 585, said Register's Office, which Plan shows a minimum building setback lines and easement to which Plan reference is hereby made for a more complete description. Easement for sanitary sewers and/or storm drainage water mains pumps and appurtances to the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20160824-0088043, said Register's Office. Subject to an easement for sanitary sewer and/or storm drainage of record in Book 4191, page 157, said Register's Office. Subject to terms and conditions of Ground Lease of record in Book 5961, page 657, said Register's Office. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109631, said Register's Office. The provisions of the condominium Master Deed of record in Book 6042, page 602, amended in, Book 6071, page 149, Book 6519, page 187, Book 6237, page 660, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, Instrument No. 20101228-0102374, Instrument No. 20140219-0014189, Instrument No. 20180907-0088838, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of The Cloister Owners Association of record in Book 6076, page 204, said Register's Office.

This instrument is executed on behalf of Rita B. Hood, f/k/a Rita B. Gonzales, by Linda Lea Hood pursuant to a Power of Attorney executed by her on the 2nd day of July, 2024, of record in Instrument No. 20240715-0053130, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 407 Siena 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 19th day of July, 2024.

Rita B Hood by Linda Lea Hood, attorney in fact

Rita B. Hood by Linda Lea Hood, her Attorney-In-Fact

State of Tennessee

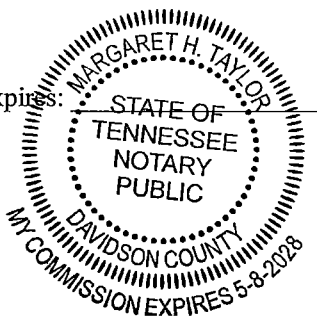
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Linda Lea Hood** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Rita B. Hood**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July 2024.

Margaret H Taylor
Notary

My Commission Expires:



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: $384,900.00.

Gracy Perry
Affiant

Sworn and subscribed before me this 19th day of July 2024.

Notary

My Commission Expires: 11-8-27

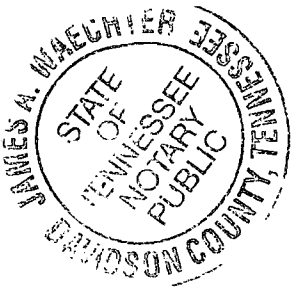


EXHIBIT "A"
To
Warranty Deed

FROM: Rita B. Hood

TO: Julie Golsong and Guillaume Golsong and Patricia Brownell

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Linda Lea Hood, Affiant
Linda Lea Hood, Affiant

Sworn to and subscribed before me this 19th day of July 2024.

Margaret H. Taylor
Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028