Karen Johnson
Batch # 1175429
08/29/2024 03:26:05 PM
Fees: $13.00 Taxes: $1,489.25

Davidson County
DEEDWARR
2 pgs

20240829-0066683

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $402,500.00

Betsy Merlin Kraus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF **AUGUST, 2024**.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GLENN WEITZMAN & STEVEN WEITZMAN	**GLENN WEITZMAN & STEVEN WEITZMAN**	**129-11-0A-219.00 CO**
(NAME) **219 CANA CIRCLE**	(NAME) **219 CANA CIRCLE**	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS) **NASHVILLE, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, BETSY M. STEWART, NOW KNOWN AS BETSY MERLIN KRAUS, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLENN WEITZMAN AND STEVEN WEITZMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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. 219 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 Kent Taylor Stewart, Sr., unmarried, by Assignment of Sublease and Conveyance of Condominium Apartment from John G. Smith, Mary L. Smith, Patricia Ann Linehan and Margaret C. McDowell, Devisees under the Will of John Donald Smith, dated September 24, 2009, and recorded on October 12, 2009, of record in Instrument No. 20091012-0094433, said Register's Office. By Quitclaim Deed, dated July 15, 2013, recorded July 16, 2013, of record in Instrument No. 20130716-0073290, said Register's Office, subject property was conveyed to Betsy Stewart. Subject property was further conveyed to Kent T. Stewart, Sr. and Betsy M. Stewart, Trustee, under the Revocable Trust Agreement of Grantor, dated August 9, 2016, by Quitclaim Deed to Trustee, dated August 9, 2016, recorded August 12, 2016, of record in Instrument No. 20160812-0084061, said Register's Office, and by Quitclaim Deed to Trustee, dated September 12, 2016, recorded September 20, 2016, of record in Instrument No. 20160920-0098595, said Register's Office. By Quitclaim Deed, dated May 3, 2023, recorded May 5, 2023, of record in Instrument No. 20230505-0033556, said Register's Office, subject property was conveyed to Betsy M. Stewart, Trustee of the Betsy M. Stewart Revocable Living Trust, established by the Revocable Living Trust Agreement of Betsy M. Stewart, dated May 3, 2023. Subject property was further conveyed to Betsy M. Stewart by Quitclaim Deed, dated March 18, 2024, recorded March 21, 2024, of record in Instrument No. 20240321-0019505, said Register's Office, corrected in Inst. No. 20240816-0062716, said Register's Office. And being the same property conveyed to Betsy Stewart, married, by Warranty Deed from St. Henry's Property Development, dated March 7, 2013, recorded March 12, 2013, of record in Instrument No. 20130312-0024472, said Register's Office. The said Betsy M. Stewart is now known as Betsy Merlin Kraus.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 5200, page 529, revised in Book 5200, page 676, further revised in Book 6250, page 585, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; 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; and Instrument No. 20240506-0033028, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Subject to an easement for sanitary sewer and/or storm drainage of record in Book 4191, page 157, said Register's Office; Subject to Storm

Detention Agreement of record in Book 6824, page 870, said Register's Office; Subject to terms and conditions of Ground Lease of record in Book 5961, page 657, said Register's Office; Charter of the Cloister Owners Association of record in Book 6076, page 203, said Register's Office; and Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109631, said Register's Office.

Unimproved ( )
This is improved(X) property, known as **219 CANA CIRCLE, 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 hand this 28 day of August, 2024.

Betsy Merlin Kraus

BETSY MERLIN KRAUS

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 **BETSY MERLIN KRAUS,** the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of August, 2024.

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public