7693

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 419,850.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2024.

Notary Public

COMMISSION EXPIRES:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2027

Affix Seal

Karen Johnson Davidson County
Batch# 1196568 DEEDWARR
10/22/2024 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,553.45
20241022-0082022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cecile B. Armbruster	Old National Bank	129-11-0A-283-00
(NAME)	(NAME)	
283 Cana Circle	PO Box 3789	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Evansville IN 47736-3789	
(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, 283 Cana Circle, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cecile B. Armbruster, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County Tennessee, being Unit No. 99R as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase 1 D, filed as Exhibit A to and established by the Master Deed of record in Book 6933, Page 927 and amended in Book 7404, Page 766, 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 Master Deed, reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Julian P. Kanter by Deed from Marlene Goldman and David Goldberg, Co Executors of the Estate of Madelaine B. Goldberg, dated May 31, 2001 and filed for record on June 7, 2001 in Instrument No. 20010607006017 3, Register's Office for Davidson County, Tennessee, and Being the same property conveyed to Julian P. Kanter by Warranty Deed from St Henry's Property Development, Inc., dated March 15, 2011 and filed for record on March 18, 2011, of record in Instrument No. 20110318-0021431, Register's Office for Davidson County, Tennessee, and further conveyed to Edwin E. Morris by Warranty Deed from Kenneth A. Kanter and Lynn Kanter, Co-Executors of the Estate of Julian P. Kanter, of record in Instrument No. 20120827-0076867, dated July 30, 2012, recorded August 27, 2012, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Edwin E. Morris by Warranty Deed from Kenneth A. Kanter and Lynn Kanter, Co-Executors of the Estate of Julian P. Kanter, of record in Instrument No. 20120827-0076867, dated July 30, 2012, recorded August 27, 2012, Register's Office Davidson County, Tennessee and further conveyed to 283 Cana Circle LLC, A Tennessee limited liability company by Warranty Deed from Edwin E. Morris, an unmarried man, of record in Instrument No. 20240424-0029675, dated April 24, 2024, recorded April 24, 2024, Register's Office Davidson County, Tennessee.

Notice is taken that the ground lease leasehold interest of St. Henry's Property Development, Inc., for this Unit was conveyed to Julian P. Kanter by Warranty Deed from St. Henry's Property Development, Inc. dated March 15, 2011 and recorded March 18, 2011 of record in Instrument No. 20110318-0021431 Register's Office for Davidson County, Tennessee.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination date (as defined in the Declaration) has occurred with respect to that Unit"

Subject to all the provisions of the Tennessee "Horizontal Property Acts" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest 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: and also including without limitations all conditions, covenants, restrictions, options, burdens, easements, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry Condominiums of record aforementioned; Ground Lease Agreement of record in Book 6922, Page 282, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as	283 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, successors 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, successors 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 21st day of October, 2024.

283 Cana Circle, LLC

By: _____
Joe Nacarato, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JOE NACARATO** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his** oath acknowledged **himself** to be the **Manager** of **283 CANA CIRCLE, LLC**, the within named bargainor, and that **he** as such **Manager** executed the foregoing instrument for the purposes therein contained by signing the name of the 283 Cana Circle, LLC by the said **JOE NACARATO** as such **Manager**.

WITNESS my hand and official seal at Nashville Tennessee, on this 21 day of October, 2024.

Commission Expires: _____

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

_____
Notary Public

Certificate of Authenticity

I, Anthony N. Greco, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 21st day of October, 2024.

_____ 10/21/2024
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 21st day of October, 2024.

_____
Notary Public

Commission Expires July 17, 2027

ERNEST D. BENNETT III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 17, 2027