PREPARED BY (AND RETURN TO):

Ivey Title, LLC

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

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1200544 DEEDWARR
11/01/2024 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20241101-0085252

Ivey Title, LLC Ref: (DW) Title No.: 63817
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Barbara Carey Holbrook 306 Cana Cicle Nashville, TN 37205	new owner

TAX MAP PARCEL NUMBERS: 129110A304000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Doris C. Solesby and/or Kenneth E. Solesby and/or Brenda S. Pettit, Trustees of the Doris C. Solesby Living Trust, established by the Revocable Trust Agreement of Doris C. Solesby dated June 27, 2022**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Carey Holbrook, single woman,** 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, created upon a leasehold estate, being Unit No. 306 of The Cloister at St. Henry, Phase 1-C, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed, of record in Book 6675, page 173, as corrected by Surveyor's Certificate of Correction, of record in Document No. 20080402-0032958, Register's Office for said County, to which source reference is hereby made for complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium and further shown on Exhibit "B" to the Declaration of Restrictions, Covenants and Easements of record in Instrument No. 20101228-0102374, said Register's Office.

Being the same property conveyed to William E. Solesby and wife Doris C. Solesby by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., dated November 18, 1985 and recorded on December 2, 1985, of record in Book 6721, page 870, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Doris C. Solesby by Warranty Deed from St. Henry's Property Development, Inc., dated February 1, 2011, recorded February 9, 2011, of record in Instrument No. 20110209-0011393, said Register's Office. By Quitclaim Deed, dated May 7, 2008, recorded May 8, 2008, of record in Instrument No. 20080508-0047725, said Register's Office, Katherine H. Linebaugh conveyed her interest in subject property to William E. Solesby and wife, Doris C. Solesby. Subject property was further conveyed to Doris C. Solesby and/or Kenneth E. Solesby and/or Brenda S. Pettit, Trustees of the Doris C. Solesby Living Trust, established by the Revocable Trust Agreement of Doris C. Solesby dated June 27, 2022, by Quitclaim Deed, dated June 27, 2022, recorded July 26, 2022, of record in Instrument No. 20220726-0085212, said Register's Office. The said William E. Solesby has since died.

~~The deed of record in Book 6721, page 870 has the correct parcel number and unit number for unit 306, the subject property. The deeds of record in Inst. Nos. 20220726-0085212 and 20110209-0011393 have correct unit numbers for unit 306, but incorrect parcel numbers for unit 306, instead written as "304." The correct map and parcel number for unit 306 is 129110A30600CO.~~

MHT

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, files as Exhibit "B" to the Master Deed of record in Book 6675, page 173, corrected by Surveyor's Certificate of Correction in Document No. 20080402-0032958, said Register's Office, and to which Plan reference is hereby made for a more complete description and further shown on Exhibit "B" to the Declaration of Restrictions, Covenants and Easements of record in Instrument No. 20101228-0102374. The provisions of the condominium Master Deed of record in Book 6675, page 173; Book 6675, page 226; Book 7590, page 273, and amended Bylaws in Book 9269, page 285, Doc. No. 20020109-0003376; Document No. 20101228-0102374; Document 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 the terms and conditions of a Storm Water Detention Agreement of record in Book 6824, page 870, said Register's Office. Subject to the terms and conditions of a Ground Lease of record in Book 6596, page 608, said Register's Office.

This is improved property, known as 306 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, 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 31st day of ~~November~~ October, 2024.

The Doris C. Solesby Living Trust, Established by the Revocable Trust Agreement of Doris C. Solesby dated June 27, 2022

By: Doris C. Solesby Trustee
Doris C. Solesby, Trustee

State of Tennessee

County of Davidson

On this 31st day of ~~November,~~ October 2024, before me the undersigned authority, personally appeared Doris C. Solesby, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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

Margaret H Taylor
Notary

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: $330,000.00.

Affiant

Sworn and subscribed before me this 1st day of November, 2024.

Notary

My Commission Expires: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, 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 October, 31, 2024.

Custodian's Signature

11.1.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1st day of November, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON