Karen Johnson Davidson County
Batch# 1207311 DEEDWARR
11/20/2024 03:42:30 PM 5 pgs
Fees: $28.00 Taxes: $1,165.50
20241120-0090685

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38404-11-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me this 14th day of November, 2024. Notary Public My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John Wilkison, Patty Wilkison 900 Glenmary Court Nashville, TN 37205	NEW OWNERS	Map and Parcel No.: 129110A90000CO

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, **Deana Demonbreun, Executrix of The Estate of Thelma Ann McCarty, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Wilkison and Patty Wilkison, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 Glenmary Court, Nashville, TN 37205.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 14th day of November, 2024.

Executrix

Deana Demonbreun, Executrix of The Estate of
Thelma Ann McCarty, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deana Demonbreun, Executrix of The Estate of Thelma Ann McCarty, deceased, 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, at office, this 14th day of November, 2024.

Notary Public

My Commission Expires:
7-7-2027

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 96R, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-D, a horizontal property regime established by Master Deed of record in Book 6933, page 927, amended in Book 7404, page 766, Book 7590, Page 273 and the Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, Instrument No. 20140219-0014189, and Instrument No. 20240606-0033028, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned amendment to said Master Deed in Book 7404, Page 766 and on Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Thelma Ann McCarty, a/k/a Thelma A. McCarty by deed dated March 30, 2007 from Shirley Horowitz, Executrix of the Estate of Shirley Haskell Griggs, deceased of record in Instrument No. 20070402-0038729, Register's Office for Davidson County, Tennessee (AS TO A LEASEHOLD INTEREST) See Notice of Leasehold Assignment of record in Instrument No. 20200130-0011265, Register's Office for Davidson County, Tennessee. Thelma Ann McCarty having since died testate on July 30, 2024 leaving a Last Will and Testament filed for probate in Case No. 24P1767, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, Thelma Ann McCarty directed her Executrix to sell the real property. Letters Testamentary were issued to Deana Demonbreun.

Further being the same property conveyed to Deana Demonbreun, Executrix of the Estate of Thelma Ann McCarty, deceased, by deed dated November 15, 2024, from St. Henry Catholic Church of record in Instrument No. 20241119-0089732, Register's Office for Davidson County, Tennessee (AS TO A FEE SIMPLE INTEREST).

This conveyance is made subject to:

1. 2024 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee.
3. By-Laws of The Cloister at St. Henry, of record in Book 6042, page 602, amended in Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, Instrument No. 20140219-0014189, and Instrument No. 20240506-0033028, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of The Cloister Owners' Association of record in Book 6076, page 203, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of The 2010 Cloister Owners Association of record in instrument No. 20101214-0099488, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Cloister at St. Henry, Phase I-D, of record in Book 6933, page 927, amended in Book 7407, page 766 and Book 7590, Page 273, Register's Office for Davidson County, Tennessee.
7. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
8. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. § 66-27-201, et seq.

9. All matters appearing on the Plan of record as Book 6250, page 979, Register's Office for Davidson County, Tennessee.
10. All matters shown on the Site Plan attached as Exhibit B to the Master Deed in book 6933, Page 927, and Exhibit A to the Amendment to master Deed of record in Book 7404, Page 766.
11. Deeds of Conveyance of record in Book 6314, Page 16 and Book 6314, page 21, Register's Office for Davidson County, Tennessee.
12. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 157, Book 4606, page 283, Instrument No. 20131021-0109631, Register's Office for Davidson County, Tennessee.
13. Storm water detention agreement of record in Book 6145, page 293, and Book 6862, page 384, Register's Office for Davidson County, Tennessee.
14. Deed of Conveyance to Metro-Department of Water and Sewerage Services of record in Book 7893, page 394 and Book 7893, Page 447, Register's Office for Davidson County, Tennessee.
15. Terms and conditions of the Ground Lease recorded in Book 6922, page 282, Register's Office for Davidson County, Tennessee.
16. Agreement for Dedication of Easement of record in Instrument No. 20160824-0088443, Register's Office for Davidson County, Tennessee.
17. Subject to terms and conditions of Nondisturbance Agreement of record in Book 7306, Page 289, Register's Office for Davidson County, Tennessee.
18. Subject to rights of others in and to the common areas and/or elements.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 November 14, 2024.

Signature
Date: November 20, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 20th day of November, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025