Karen Johnson Davidson County
Batch # 1207698 DEEDWARR
11/21/2024 02:20:59 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20241121-0091181

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*

Ivey Title, LLC Ref: (DW) Title No.: 63837

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary Anne Akin 202 Cana Circle Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 129110A20200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$345,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **June Brown, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Anne Akin** 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. 202 of The Cloister at Saint Henry, Phase 1A of Lot No. 2, 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 656, 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 June S. Brown, by Warranty deed from St. Henry's Property Development, Inc., dated July 15, 2019 and recorded on July 19, 2019 of record in Instrument No. 20190719-0071059, Register's Office for Davidson County, Tennessee, and by Sublease and Conveyance of Condominium Apartment from John J. Savary, sole heir-at-law of Elsa B. Savary, dated July 15, 2019, recorded July 19, 2019, of record in Instrument No. 20190719-0071061, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Book 5200, page 529, revised in Book 5200, page 656, said Register's Office, shows an owner's certificate, minimum building set back lines and easements 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 7540, 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. Storm Water Detention Agreement of record in Book 6824, page 870, said Register's Office. Subject to an easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, said Register's

Office. Subject to the terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville, and St. Henry's Property Development, Inc., of record in Book 5691, page 657, said Register's Office. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20160824-0088443, said Register's Office. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109631, said Register's Office. Charter of The Cloister Owners Association of record in Book 6076, page 204, said Register's Office.

This instrument is executed on behalf of June Brown by Katherine Brown pursuant to a Power of Attorney executed by her on the 22nd day of April, 2024, of record in Instrument No. _____, 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 202 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 21 day of November, 2024.

June Brown by Katherine Brown, her attorney-in-fact

June Brown by Katherine Brown, her Attorney-in-Fact

State of Tennessee

County of Davidson

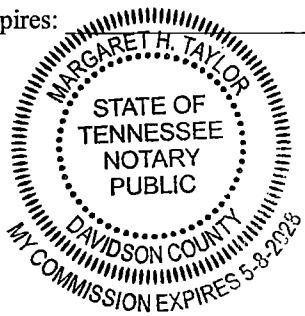
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Katherine Brown** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **June Brown**, 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 21 day of November, 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: $345,000.00.

Affiant

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

Notary

My Commission Expires: _____

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

EXHIBIT "A"
To
Warranty Deed

FROM: June Brown

TO: Mary Anne Akin

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.

Katherine Brown

Katherine Brown, Affiant

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

Margaret H Taylor

Notary Public

My Commission Expires: _____

