Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250149759

Karen Johnson
Batch # 1235751
02/10/2025 10 36 46 AM
Fees $13 00 Taxes $1,417 10
Davidson County
DEEDWARR
2 pgs
20250210-0009840

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $383,000.00.

Affiant RWB

Subscribed and sworn to before me, this 30th day of January, 2025.

Notary Public
My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew R. Alpert Living Trust 810 Marquette Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 129 11 0A 810.00

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, **Rhonda L. Tully, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew R. Alpert, Trustee of the Matthew R. Alpert Living Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No 106L of THE CLOISTER AT ST. HENRY, PHASE 1-D, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6933, Page 927 and as amended in Book 7404, Page 766, 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 James R. Tully, Jr. and Rhonda L. Tully, husband and wife, by Warranty Deed from Brenda Warren, unmarried, of record in Instrument No. 20230807-0060965, in the Register's Office of Davidson County, Tennessee, dated August 04, 2023 and recorded on August 07, 2023. Since said James R. Tully, Jr. died on November 26, 2024, leaving Rhonda L. Tully as surviving tenant by the entirety.

Being the same property conveyed to Brenda Warren, by Warranty Deed from Kori L. Meyers, of record in Instrument No. 20200814-0091553, in the Register's Office of Davidson County, Tennessee, dated August 13, 2020 and recorded on August 14, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1-D, FIFTH REVISION, THE CLOISTER AT ST. HENRY, as recorded in Plat Book 6250, Page 979.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated

by reference into the Master Deed establishing THE CLOISTER AT ST. HENRY, PHASE 1A CONDOMINIUM of record in Book 6042, Page 602 and as Amended Bylaws recorded in Book 6519, Page 187; Book 7590, Page 273; Book 9269, Page 285; also subject to easements, rights and interests 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLOISTER AT ST. HENRY, PHASE 1-D CONDOMINIUM of record in Book 6933, Page 927 and as amended in Book 7404, Page 766; also subject to easements, rights and interests 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228-0102374 and as Amended Bylaws recorded in Instrument No. 20140219-0014189.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 157.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20160824-0088443.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6824, Page 870; Book 6862, Page 384.

Non Disturbance Agreement as set forth in instrument recorded in Book 7306, Page 289.

Charter of The Cloister Owners' Association recorded in Book 6076, Page 203.

Articles of Amendment to the Charter of Cloister Owners' Association (The) recorded in Instrument No. 20140219-0014188 and as Corrected in Instrument No. 20140507-0039179.

Board Resolution for Additional Maintenance and Variance recorded in Instrument No. 20180907-0088838.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 810 Marquette Drive Nashville TN 37205

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 29th day of January, 2025.

Rhonda L Tully By: John Cameron Tully, Attorney in fact

Rhonda L. Tully
By: John Cameron Tully, Attorney in Fact

STATE OF ~~TENNESSEE~~ SC
COUNTY OF ~~DAVIDSON~~ Colleton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Cameron Tully, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Rhonda L. Tully and that he is authorized by Rhonda L. Tully to execute this instrument on her behalf.

WITNESS my hand, at office, this 29th day of January, 2025.

Notary Public

My Commission Expires: 3/10/27

JEREMY T MCDONNELL
Notary Public, State of South Carolina
My Commission Expires
03/10/2027