Karen Johnson Davidson County
Batch# 1249061 DEEDWARR
03/21/2025 11:36:30 AM 5 pgs
Fees: $28.00 Taxes: $1,517.00
20250321-0021245

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38557-03-2025	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Faye R. Duncan Affiant Subscribed and sworn to before me this 19th day of March, 2025. Notary Public My Commission Expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-26-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Faye R. Duncan, Trustee 312 Cana Circle Nashville, TN 37205		Map and Parcel No.: 129110A31200CO

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, Jennifer Lynn Turner, Trustee of the Jennifer Lynn Turner Revocable Living Trust under agreement dated July 19, 2021 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Faye R. Duncan, Trustee of the Spouse's Trust created under the Frank M. Duncan and Faye R. Duncan Living Trust dated March 14, 2006 ("Grantee"), her successors 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 312 Cana Circle, Nashville, TN 37205.

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

And Grantor covenants that Grantor 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 itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, her successors 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 19th day of March, 2025.

GRANTOR:

Jennifer Lynn Turner, Trustee

Jennifer Lynn Turner, Trustee of the Jennifer Lynn Turner
Revocable Living Trust under agreement dated July 19, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Lynn Turner, Trustee of the Jennifer Lynn Turner Revocable Living Trust under agreement dated July 19, 2021, 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 19th day of March, 2025.

Notary Public
My Commission Expires:

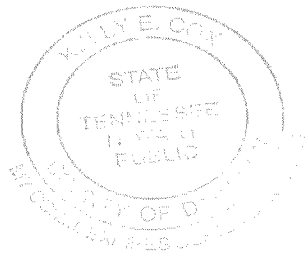


EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 312 of The Cloister at St. Henry, Phase IC, a horizontal property regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Book 6675, Page 173, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 2 on the plan of Phase 1-D, Fifth Revision, The Cloister at St. Henry, of record in Book 6250, Page 979, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jennifer Turner, as to a 99% interest and Sherry Hughes, as to a 1% interest, as joint tenants with rights of survivorship, by deed dated April 7, 2016 from Marcella Swiggett, aka Marcella V. Swiggett and Ann Cummings of record in Instrument No. 20160412-0034894, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 27, 2021 of record in Instrument No. 20210819-0112471, Register's Office for Davidson County, Tennessee, Jennifer Turner and Sherry Hughes conveyed their interest in subject property to Jennifer Lynn Turner, Trustee of the Jennifer Lynn Turner Revocable Living Trust under agreement dated July 19, 2021.

This conveyance is made subject to the matters set forth below:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 129110A31200CO.
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, Phase I-A, 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. 20180907-0088838, Register's Office for Davidson County, Tennessee.
4. 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
5. at St. Henry Phase IC, of record in Book 6675, page 173, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. All matters appearing on the Plan of record as Book 6250, page 979, Register's Office for Davidson County, Tennessee.

8. All matters appearing on the Site Plan of record attached as Exhibit B to the Master Deed in Book 6675, Page 173, Register's Office for Davidson County, Tennessee.
9. 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.
10. Deeds of Conveyance of record in Book 6314, Page 16 and Book 6314, page 21, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 6145, page 293, and Book 6824, page 870, Register's Office for Davidson County, Tennessee.
12. 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.
13. Agreement for Dedication of Easement of record in Instrument No. 20160824-0088443, Register's Office for Davidson County, Tennessee.
14. Terms and conditions of the Ground Lease recorded in Book 6596, page 608, Register's Office for Davidson County, Tennessee.
15. Resolution recorded in Book 6527, page 700, Register's Office for Davidson County, Tennessee.
16. Subject to rights of others in and to the common areas and/or elements.

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3/19/25.

Date

Affiant Signature

3/19/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of March, 25.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

