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. 250249981**

Karen Johnson
Batch # 1251628
03/25/2025 10 50 29 AM
Fees $13 00 Taxes $1,202 50
Davidson County
DEEDWARR
2 pgs
20250325-0022206

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is. $325,000 00

Affiant

Subscribed and sworn to before me, this 21st day of March, 2025

Notary Public
My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information. |
|---|---|---|
| Rebecca Harvey Baltz<br>709 Mount Carmel Place<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>129-110A-70900 |

**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, **Norma Fort Hale, Executor for the Estate of Joyce Boyd Fort** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca Harvey Baltz**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 709 on the Condominium Site Plan, Plat for Phase IC of Lot 2, THE CLOISTER AT ST. HENRY, filed as Exhibit B to, and established by, the Master Deed of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Joyce B. Fort, Unmarried, by Warranty Deed from St. Henry's Property Development, Inc., of record in Instrument No. 20110311-0019503, in the Register's Office of Davidson County, Tennessee, dated March 08, 2011, and recorded on March 11, 2011. Joyce Boyd Fort having died on or around September 07, 2024. Letters Testamentary filed in the Chancery Court of Davidson County, Tennessee in Probate No. 24P1958. Said Last Will and Testament having named Norma Fort Hale as Executor for the Estate of Joyce Boyd Fort. Joyce B. Fort and Joyce Boyd Fort being one in the same.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

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 The Cloister at St. Henry, as recorded in Plat Book 6250, Page(s) 585 Book 5200, Page 676. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20101228-0102374.

Terms and provisions of By-Laws of The Cloister Owners' Association (The Cloister at St. Henry) recorded in Book 6042, Page 650; amended at Book 6519, Page 187; Book 7590, Page 273 and Instrument Nos. 20020109-0003376 and 20140219-0014189

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 IC Condominium of record in Book

6675, Page 173, corrected at Instrument No. 20080402-0032958; 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.

Easement recorded in Book 4191, Page 157.

Storm Water Detention Agreement of record at Book 6824, Page 870.

This is improved property located at 709 Mount Carmel Place 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 21st day of March, 2025

Estate of Joyce Boyd Fort

Norma Fort Hale

BY: Norma Fort Hale, Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norma Fort Hale, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executor for the Estate of Joyce Boyd Fort, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of March, 2025.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026