WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

G-BMR-25-430

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1275992
05/21/2025 10 09 55 AM
Fees $13 00 Taxes $1,480 00

Davidson County
DEEDWARR
2 pgs

20250521-0039935

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Annie Thompson	**New Owner**	
(NAME)	(NAME)	**129-11-0A-430.00-CO**
430 Siena Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA COLWELL, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNIE THOMPSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being Unit No 430, as shown on the Condominium Site Plan, Plat for Phase IB of Lot 2, The Cloister at St Henry, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6237, Page 665, as amended in Book 6834, Page 449, 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 the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners

Being the same property conveyed to Patricia Kay Colwell, married woman by Warranty Deed from Judith W Gore, unmarried of record in Instrument No 20211206-0161650 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 06, 2021. Clyde Colwell, spouse of Patricia Kay Colwell having died December 10, 2023

This conveyance is subject to

- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6237, Page 665 and amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee
- By-Laws of The Cloister at St Henry of record in Book 6042, Page 602 (page 650), amended by Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, Instrument No 20020109-0003376, and Instrument No. 20140219-0014189, in the Register's Office for Davidson County, Tennessee
- Charter of The Cloister Owners Association of record in Book 6076, Page 203and amended in Instrument No 20140219-0014188; Instrument No 20140507-0039179 and Instrument No 20140507-0039180, in the Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictions, Covenants and Easements for Cloister at St Henry, a Condominium, of record in Instrument Number 20101228-0102374, Register's Office for Davidson County, Tennessee

Board Resolution for Additional Maintenance Variance recorded in Instrument No 20180907-0088838, in the Register's Office for Davidson County, Tennessee

- 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., dated August 31, 1982 of record in Book 6208, Page 137, Book 6596, Page 608, and Book 6922, Page 282, in the Register's Office for Davidson County, Tennessee.
- Terms and Conditions of Ground Lease by and between James D Niedergeses, Bishop of the Dioceses of Nashville and St. Henry's Property Development, Inc., in Book 5961, Page 657, said Register's Office.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157, and Book 4606, Page 283, in the Register's Office for Davidson County, Tennessee.

- Easement for ingress and egress of record in Book 6673, Page 133, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Book 6145, Page 293 and Book 6824, page 870, and Book 6862, Page 384, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6065, page 127, Book 6065, page 132, Book 6314, page 16, Book 6314, page 21, Book 7893, page 299 and Book 7893, page 451, in the Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 455, Book 5200, page 676, Book 6250, page 924, Book 6250, page 585, as shown on the Plat attached as Exhibit "B" to Master Deed for Cloister at St Henry Phase IB of record in in Book 6237, page 665, and as shown on the Plat attached as Exhibit "B" to the Declaration of Restrictions, Covenants and Easements for The Cloister at St Henry, a condominium, recorded as Instrument No 20101228-0102374, all in the Register's Office for Davidson County, Tennessee
- Board Resolution for Additional Maintenance and Variance of record in Instrument Number 20180907-0088838, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement of record in Instrument Number 20160824-0088443, in the Register's Office for Davidson County, Tennessee
- Boundary Line Agreement of record in Instrument Number 20090921-0087988, in the Register's Office for Davidson County, Tennessee
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20131021-0109631, in the Register's Office for Davidson County, Tennessee.
- Resolution Repealing Prior Board Resolution of record in Instrument Number 20240506-0033028, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **430 Siena Dr, Nashville, Tennessee 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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 23 DAY OF APRIL, 2025

Patricia Colwell

Patricia Colwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA COLWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 of April, 2025.

Jill Branyan

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212