This instrument was prepared by:
Perrone & Young
Patricia R. Young
400 Sugartree Lane, #220
Franklin TN 37064-3703
615 / 373.6910

Karen Johnson Davidson County
Batch# 1292131 DEEDWARRSP
06/30/2025 03:45:30 PM 6 pgs
Fees: $33.00 Taxes: $1,961.00
20250630-0051516

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
Diana L. Kemelek **Christopher V. Schweer** **433 Siena Drive** **Nashville TN 37205**	**Same.**	**129-11-OA-433.00**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $530,000.00.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIANT

Sworn to and subscribed before me this 30th day of June 2025.

NOTARY PUBLIC

My commission expires: 07.10.2027

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Patrice S. Brown, Trustee of the Obermiller Family Trust, UAD March 1, 2011, Amended & Restated February 15, 2024, Amended November 14, 2024**, the "**Grantor**" and "**Trust**", has this day bargained and sold and does hereby transfer and convey unto the said **Diana L. Kemelek**, unmarried and **Christopher V. Schweer**, unmarried, as joint tenants with right of survivorship, hereinafter "**Grantee**", their heirs, successors, and assigns, that certain real estate in Davidson County, Tennessee, as more particularly described on **Exhibit A** hereto which is incorporated herein.

THIS IS IMPROVED PROPERTY KNOWN AS:
433 SIENA DRIVE
NASHVILLE, TENNESSEE, 37205

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, their heirs, successors, and assigns forever. Grantor covenants that the Trust is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds herself as Trustee, but not otherwise, her successors, assigns, and representatives to warrant and forever defend the title to said real estate to Grantee, their heirs, successors, and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

WITNESS my hand this 30th day of June 2025.

GRANTOR:

P S Brown, Trustee

PATRICE S. BROWN, TRUSTEE OF THE OBERMILLER FAMILY TRUST, UAD MARCH 1, 2011, AMENDED & RESTATED FEBRUARY 15, 2024, AMENDED NOVEMBER 14, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, Notary Public, of the State and County mentioned, personally appeared **Patrice S. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within-named bargainor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, at office in Franklin, Tennessee, this 30th day of June 2025.

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PATRICIA R. YOUNG, Notary Public

My Commission Expires: 04.11.2026

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. 433 together with the appurtenant interest in the common elements of The Cloister at St. Henry established by Master Deed of record in Book 6237, Page 665, amended in Book 6834, Page 449, Instrument No. 20101228-0102374 and Instrument No. 20180907-0088838, 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.

Being the same property conveyed to EDWARD L OBERMILLER AND NADINE M. OBERMILLER, TRUSTEES OF THE OBERMILLER FAMILY TRUST UAD MARCH 1, 2011, by deed from CATHERINE CHEEK WHITTON, TRUSTEE OF THE STANSBERRY FAMILY TRUST DATED JULY 16, 2020, of record in Instrument No. 20220527-0061757, dated May 23, 2022, Register's Office for Davidson County, Tennessee. EDWARD L. OBERMILLER died on or about August 10, 2022. NADINE M. OBERMILLER died on or about January 28, 2025, leaving PATRICE S. BROWN as the surviving Trustee. See Certificate of Trust of record in Instrument No. 20250630-0051444 , Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2025, a lien not yet due and payable, and subsequent years, which are expressly assumed by Grantee.

2. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

3. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

4. Rights and claims of parties in possession.

5. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

6. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

7. Liens, encumbrances or claims thereof, which are not shown by the public record.

8. Matters shown on the Plan of record Plat Book 6250, Page 585, Davidson County Register of Deeds.

9. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed for the Cloister at St. Henry, Phase 1B, (A Horizontal Property Regime) as Book 6042, page 602, Book 6237, page 665, as amended in Book 6519, page 187, Book 6834, page 449, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, Instrument No. 20101228-0102374 and Instrument No. 20140219-0014189, Davidson County Register of Deeds for Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 4191, page 157, Davidson County Register of Deeds.

11. Ground Lease of record as Book 6208, page 137, Davidson County Register of Deeds.

12. Storm Water Detention Agreement of record in Book 6145, page 293 and Book 6824, page 870, Davidson County Register of Deeds.

13. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109631, Davidson County Register of Deeds.

14. Board Resolution for Additional Maintenance and Variance of record in Instrument No. 20180907-0088838 and Instrument No. 20240506-0033028, Davidson County Register of Deeds.

15. Vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the Fee Simple Interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document – **Special Warranty Deed**, dated **June 30, 2025** – tendered for recording herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **June 30, 2025**.

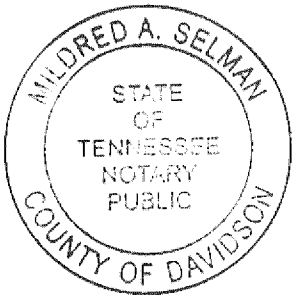
This 30th day of June 2025.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct.

WITNESS my hand and official seal in Franklin, Tennessee this 30th day of June 2025.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027