Karen Johnson
Batch # 1296798
07/11/2025 10:51:53 AM
Fees: $18.00 Taxes: $1,454.10
Davidson County
DEEDWARR
3 pgs
20250711-0054680

Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38721-05-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $393,000.00. Judith A Gorham Affiant Subscribed and sworn to before me this 9th day of July, 2025. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Judith A. Gorham 105 Cloister Dr. Nashville, TN 37205	NEW OWNER	Map and Parcel No.: 129 11 0A 105.00

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, William J. "Paz" Haynes, III, Independent Successor Trustee of The Susan H. Caro Special Needs Trust U/W of Caryl K. Caro dated May 16, 2007, of record in Docket # 24P528, 7th Circuit Court for Davidson County, Tennessee ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Judith A. Gorham, unmarried ("Grantee"), her heirs 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 105 Cloister Drive, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs 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 himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs 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 9th day of July, 2025.

GRANTOR:

The Susan H. Caro Special Needs Trust
U/W of Caryl K. Caro dated May 16, 2007
Docket # 24P528, 7th Circuit Court for
Davidson County, Tennessee

BY: William J. (Paz) Haynes, III
Independent Successor Trustee
William J. "Paz" Haynes, III
Independent Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William J. "Paz" Haynes, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Independent Successor Trustee of The Susan H. Caro Special Needs Trust U/W of Caryl K. Caro dated May 16, 2007, Docket # 24P528, 7th Circuit Court for Davidson County, Tennessee and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 9th day of July, 2025.

Notary Public
My Commission Expires: 3/8/2028

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 105 of THE CLOISTER AT ST. HENRY, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, Page 602, as amended by amendment to Master Deed, of record in Book 6071, Page 149, and further amended by Correction of Amendment to Master Deed, of record in Book 6237, Page 660; amendment to ByLaws recorded in Book 6519, Page 187 and Book 7590, Page 273; Resolution Repealing Prior Board Resolution recorded in Instrument No. 20240506-0033028, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit described in said Master Deed. Reference is hereby made to the plat for Phase 1-A of Lot No. 2, The Cloister at St. Henry, of record in Plat Book 5200, Page 529, and revised in Plat Book 5200, Page 676, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to The Susan H. Caro Special Needs Trust U/W of Caryl K. Caro dated May 16, 2007, by Warranty Deed from Chesley E. Perkins and Travis R. Perkins, a married couple, of record in Instrument No. 20240517-0036693, in the Register's Office of Davidson County, Tennessee, dated May 15, 2024, and recorded on May 17, 2024.

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

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE CLOISTER AT ST. HENRY, as recorded in Plat Book 5200, Page(s) 455.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONDOMINIUM SITE PLAN, PLAT FOR PHASE 1-A OF LOT NO.2, THE CLOISTER AT SAINT HENRY, as recorded in Plat Book 5200, Page(s) 529 as revised in Plat Book 5200, Page 656 and Plat Book 5200, Page 676.
6. 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 IA Condominium of record in Book 6042, Page 602 as amended in Book 6071, Page 149 as further amended by Correction of Amendment to Master Deed of record in Book 6237, Page 660; amendment to ByLaws recorded in Book 6519, Page 187 and Book 7590, Page 273; Resolution Repealing Prior Board Resolution recorded in Instrument No. 20240506-0033028; 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.
7. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228-0102374 and amendment to ByLaws recorded in Instrument No. 20140219-0014189.
8. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 157.
9. Storm Water Detention Agreement as set forth in instrument recorded in Book 6824, Page 870.
10. All of the terms and provisions set forth and contained in that certain Lease between James D. Niedergeses, Bishop of the Diocese of Nashville, Lessor, and St. Henry's Property Development, Inc., Lessee, recorded in Book 5961, Page 657.