Karen Johnson
Batch # 1319154
09/08/2025 10 01 01 AM
Fees $18 00 Taxes $1,422 65

Davidson County
DEEDWARR
3 pgs

20250908-0071385

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
SCHATZI HAGEMAN & DANIEL MILLER	New owners	**129-11-0A-438.00 CO**
(NAME) **438 SIENA DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RUSSELL S. GOLDMAN, TRACY A. DIAMOND F/K/A TRACY A. SNIPES, BRIAN D. GOLDMAN AND LORI G. CANTEY A/K/A LORI C. CANTEY, BEING ALL THE DEVISEES UNDER THE LAST WILL & TESTAMENT OF MELVIN HAIT GOLDMAN, DECEASED, AND RUSSELL S. GOLDMAN, EXECUTOR OF THE ESTATE OF MELVIN HAIT GOLDMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCHATZI HAGEMAN, UNMARRIED, AND DANIEL MILLER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A 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. 438 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 MELVIN GOLDMAN, by deed from ESTATE OF GLORIA JAMES BENNETT, of record in Instrument No. 20210806-0106028, dated July 3, 2021, said Register's Office.

The said Melvin Goldman died testate on July 4, 2025. Pursuant to his Will of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 25P-1554, subject property was devised to Michaele B Sullivan. Michaele B. Sullivan predeceased Melvin Goldman and died on March 1, 2020. Pursuant to his Will, in the event Michaele B. Sullivan predeceased him, the subject property was devised to his children, Russell S. Goldman, Tracy A. Diamond FKA Tracy A. Snipes, Brian D. Goldman and Lori G. Cantey AKA Lorie C. Cantey.

This conveyance is subject to 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, Instrument No. 20020109-003376 and Instrument No. 20140219-0014189; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 4191, page 157; Ground Lease of record as Book 6208, page 137; Storm Water Detention Agreement of record in Book 6145, page 293 and Book 6824, page 870; Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109631; Board Resolution for Additional Maintenance and Variance of record in Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee.

****See Limited Powers of Attorney for Tracy A. Diamond, Brian D. Goldman, and Lori G. Cantey of record in Instrument No. 20250805-0062196, Instrument No. 20250814-0064706, and Instrument No. 20250828-0068868, said Register's Office.****

Unimproved ( )
This is improved(X) property, known as **438 SIENA DRIVE, NASHVILLE, TN 37205**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 3rd day of September, 2025.

Russell S. Goldman
RUSSELL S. GOLDMAN, Individually

Russell S. Goldman, Executor of the Estate of Melvin Hait Goldman
RUSSELL S. GOLDMAN, Executor of the Estate of Melvin Hait Goldman

Tracy A. Diamond by Russell S. Goldman, Attorney in Fact
TRACY A. DIAMOND
By: Russell S. Goldman, her Attorney in Fact

Brian D. Goldman by Russell S. Goldman, Attorney in Fact
BRIAN D. GOLDMAN
By: Russell S. Goldman, his Attorney in Fact

Lori G. Cantey by Russell S. Goldman Attorney in Fact
LORI G. CANTEY
By: Russell S. Goldman, her Attorney in Fact

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Russell S. Goldman, Individually and as Executor of the Estate of Melvin Hait Goldman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of September, 2025.

My Commission expires: 6/12/29

OMARA HARRIS NOTARY EXPIRES GEORGIA JUNE 12 2029 PUBLIC FULTON COUNTY

Notary Public

STATE OF GEORGIA
COUNTY OF Cobb

On this 3rd day of September, 2025, before me personally appeared **Russell S. Goldman, Attorney-in-Fact for Tracy A. Diamond,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Tracy A. Diamond,** and who acknowledged that he executed the same as the free act and deed of **Tracy A. Diamond.**

Witness my hand and official seal at office this 3rd day of September, 2025.

My commission expires: 6/12/29

OMARA HARRIS NOTARY EXPIRES GEORGIA JUNE 12 2029 PUBLIC FULTON COUNTY

Notary Public

STATE OF GEORGIA
COUNTY OF Cobb

On this 3rd day of September, 2025, before me personally appeared **Russell S. Goldman, Attorney-in-Fact for Brian D. Goldman,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Brian D. Goldman,** and who acknowledged that he executed the same as the free act and deed of **Brian D. Goldman.**

Witness my hand and official seal at office this 3rd day of September, 2025.

My commission expires: 6/12/29

OMARA HARRIS NOTARY EXPIRES GEORGIA JUNE 12 2029 PUBLIC FULTON COUNTY

Notary Public

STATE OF GEORGIA
COUNTY OF Cobb

On this 3rd day of September, 2025, before me personally appeared **Russell S. Goldman, Attorney-in-Fact for Lori G. Cantey,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Lori G. Cantey,** and who acknowledged that he executed the same as the free act and deed of **Lori G. Cantey.**

Witness my hand and official seal at office this 3rd day of September, 2025.

My commission expires: 6/12/29

OMARA HARRIS NOTARY EXPIRES GEORGIA JUNE 12 2029 PUBLIC FULTON COUNTY

Notary Public

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203