Karen Johnson Davidson County
Batch# 1329466 DEEDWARR
10/02/2025 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20251002-0078476

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64193
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julia Faye Hubbard 454 Siena Dr. Nashville, TN 37205	**New Owner**

TAX MAP PARCEL NUMBERS: 129110A45400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$489,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn C. Robinson, Trustee of the Robinson Family Revocable Trust, dated 08/30/2019,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julia Faye Hubbard,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 454 of The Cloister at St. Henry, Phase 1B, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6237, page 665, amended in Book 6834, page 449, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Gerald L. Robinson and Carolyn C. Robinson Trustees of The Robinson Family Revocable Trust, dated August 30, 2019, by warranty Deed from Betsy T. Mallory, unmarried, dated October 1, 2019 and recorded on October 7, 2019, of record in Instrument No. 20191007-0102652, Register's Office for Davidson County, Tennessee. The said Gerald L. Robinson has since died.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "B" in Book 6237, page 665, amended in Book 6834, page 449, said Register's Office, shows a minimum building setback lines and easement to which Plan reference is hereby made for a more complete description. Easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, said Register's Office. Subject to terms and conditions of Ground Lease by and between James D. Niedergrass, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dated September 14, 1983, of record in Book 6208, page 137 said Register's Office. Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20131021-0109631, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County Tennessee, of record in Instrument No. 20160824-0088443, said Register's Office. The provisions of the condominium Master Deed of record in Book 6237, page 665, amended in Book 6834, page 449, Instrument No. 20101228-0102374, Instrument No. 20140219-0014189, Book 6042, page 602, amended in Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, Instrument No. 20180407-0088838, and Instrument No. 20240506-0033028, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of the Cloister Owners Association of record in book 6076, page 204, said Register's Office.

This is improved property, known as 454 Siena Drive, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of October, 2025

Robinson Family Revocable Trust dated 8/30/2019

By: Carolyn C. Robinson Trustee
Carolyn C. Robinson, Trustee

State of Tennessee

County of Davidson

On this 1st day of October, 2025 before me the undersigned authority, personally appeared, **Carolyn C. Robinson, Trustee of the Robinson family revocable Trust dated 8/30/2019,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $489,000.00.

Affiant

Sworn and subscribed before me this 1st day of October, 2025

Notary

My Commission Expires: ANNA N. DOLAN TENNESSEE NOTARY PUBLIC My Comm Exp. July 17, 2028 COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Alicia Hamilton, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

10/1/25.
Date

Affiant Signature

10/1/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of Oct, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON