WARRANTY DEED

Karen Johnson Davidson County
Batch# 1330291 DEEDWARR
10/03/2025 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20251003-0079160

File #25-TC-0426-P

(SEAL)

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Michelle W Kenaig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2025.

Daniel Thompson
Notary Public
MY COMMISSION EXPIRES: 12/20/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lynn Gebeau and Gary Gebeau	**NEW OWNER**	
(NAME)	(NAME)	**129 11 0A 426.00**
426 Siena Drive		
(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,

JAMES MATTHEW MCGEE, SUCCESSOR TRUSTEE OF SARAH REBECCA EDGEMAN MCGEE REVOCABLE TRUST DATED OCTOBER 28, 2020,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LYNN GEBEAU, AND GARY GEBEAU, WIFE AND HUSBAND,

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, being Unit No. 426, as shown on the CONDONIMUM SITE PLAN, OF THE PHASE IB OF LOT 2, THE CLOISTER AT ST. HENRY, filed as Exhibit B to and established by the Master Deed of record in Book 6237, Page 665 and 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 said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Sarah Rebecca Edgeman McGee, as Trustee of the Sarah Rebecca Edgeman McGee Revocable Trust dated October 28, 2020, by Quitclaim Deed from Rebecca E. McGee (also known as Sarah Rebecca Edgeman McGee), of record in Instrument No. 20201110-0131997, in the Register's Office of Davidson County, Tennessee, dated October 28, 2020 and recorded on November 10, 2020. Sarah Rebecca Edgeman McGee is unable to serve,James Matthew McGee is appointed as Successor Trustee under said Trust.

Being the same property conveyed to Rebecca E. McGee, Unmarried, by Warranty Deed from Joyce E. Benner, unmarried, of record in Instrument No. 20170622-0062863, in the Register's Office of Davidson County, Tennessee, dated June 16, 2017 and recorded on June 22, 2017.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* 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.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION, THE CLOISTER AT ST. HENRY, as recorded in Plat Book 5200, Page(s) 676.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND REVISION FOR PHASE I-B, THE CLOISTER AT ST. HENRY, as recorded in Plat Book 6250, Page(s) 585.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THIRD REVISION, THE CLOISTER AT ST. HENRY, as recorded in Plat Book 6250, Page(s) 924.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228-0102374 as Amended in Instrument No. 20140219-0014189 as Assigned in Instrument No. 20210414-0049982 and Board Resolution for Additional Maintenance and Variance in Instrument No. 20180907-0088838 and Instrument No. 20240506-0033028.
* 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 IB Condominium of record in Book 6237, Page 665, as amended by instrument(s) of record in Book 6834, Page 449; 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.

* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 157.
* Easement recorded in Book 6065, Page 127; Book 6065, Page 132; Book 6314, Page 16; Book 6314, Page 21; Book 7893, Page 451 and Instrument No. 20131021-0109631.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 6145, Page 293; Book 6824, Page 870 and Book 6862, Page 384.
* Ground Lease of record in Book 5961, Page 657 and Book 6208, Page 137.
* Charter for The Cloister Owners Association recorded as Book 6076, Page 203; as amended in Instrument Nos. 20140219-0014188; 20140507-0039179 and 20140507-0039180.
* By Laws for he Cloister Owners Association, recorded as Book 6042, Page 650; as amended in Book 6519, Page 187; Book 6533, Page 580; Book 7590, Page 273; Book 9269, Page 285; Instrument No. 20020109-0003376 and 20140219-0014189.
* Resolution Regarding Pavers recorded September 24, 2025 in Instrument No. 20250924-0076309.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ___ **unimproved** __X___ **improved** property known as: 426 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(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 3rd day of October, 2025.

Sarah Rebecca Edgeman McGee Revocable Trust dated October 28, 2020

By: _____
James Matthew McGee, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, James Matthew McGee with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Successor Trustee of the Sarah Rebecca Edgeman McGee Revocable Trust dated October 28, 2020, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand, at office, this 3rd day of October, 2025.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 10/3/25 (date of document).

Michelle W Kendig
Affiant Signature

10/3/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of October, 2025.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

