THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8985-WE

Karen Johnson Davidson County
Batch # 1334752 DEEDWARR
10/16/2025 09:56:16 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20251016-0082328

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 $~~210,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Underdown and Catherine Whyte	New Owner	
289 Cana Circle		129-11-0A-289.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Linda Parrish, single,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy J Underdown, single, and Catherine Whyte, unmarried, as tenants in common with right of survivorship,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, as follows:

Being Unit No. 101L, as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase 1-D, filed as Exhibit B to and established by the Master Deed of record in Book 6933, page 927, and as amended to Exhibit A in Book 7404, page 766, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Linda Parrish by Warranty Deed from Jason Mahan, individually, and Larry Mahan, Executor of the will of Mildred Louise Finney of record in Instrument No. 20140804-0069702 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 04, 2014. The said Mildred Finney aka Mildred Louise Finney died testate November 2, 2013, and by her will which is of record in File 14P-609, Probate Clerk's Office of Davidson County, Tennessee, she devised this property to Jason Mahan.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved ✓ improved property known as **289 Cana Circle, 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 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 the 14 day of October, 2025.

Linda Parrish

Linda Parrish

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Parrish,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of October, 2025.

My Commission expires: HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary Public