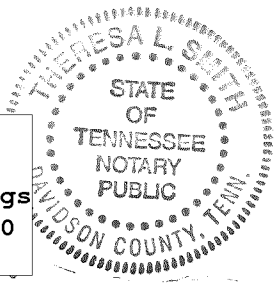
WARRANTY DEED



Karen Johnson Davidson County
Batch# 1352978 DEEDWARR
12/03/2025 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,487.40
20251203-0095647

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda Resha	Linda Resha	129-11-0A-261.00
(NAME)	(NAME)	
261 Cana Circle	261 Cana Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	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 considerations, the receipt of which is hereby acknowledged, I/we Ivonne Meyer, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Linda Resha, A SINGLE PERSON, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit 261, together with the appurtenant interest in the common elements of The Cloister At St. Henry, Phase 1C, a Horizontal Property Regime established by Master Deed of record in Book 6675, Page 173, and further described on the plan of record attached as Exhibit B to said Master Deed and being located upon Lot No. 2 on the Plan of Phase ID Fifth Revision The Cloister at St. Henry of record in Plat Book 6250, Page 979, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 at seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof of record in Book 6042, Page 650, as amended in Book 6519, Page 187, in Book 7590, Page 273, in Book 9269, Page 285 and in Instrument No. 20020109-000376, said Register's Office.

Being the same property conveyed to Ivonne Meyer and Bryan Weschler, as tenants in common with right of survivorship by Warranty Deed from St. Henry Catholic Church, dated 09/27/2021, of record in Instrument No. 20210930-0131513, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ivonne Meyer by Quitclaim Deed from Bryan Weschler, dated 11/22/2022, of record in Instrument No. 20221122-0123809, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 261 Cana Circle, 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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 1st day of December, 2025.

Ivonne Meyer

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 Ivonne Meyer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of December, 2025.

Notary Public:
My Commission Expires: _____
(SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 12-1, 2025.

Affiant
Date: December 1, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

