Karen Johnson Batch # 1370863 01/16/2026 11:15:49 AM Fees: $17.00 Taxes: $0.00 20260116-0004059 Davidson County DEEDQC 3 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Billie J. DeFord Affiants SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January 2026. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL) JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie DeFord	**SAME**	**129-11-A-310 CO**
(NAME) **727 Brownlee Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Joanne Forehand, died on October 10, 2024. **Billie DeFord** was named as the Executrix in the Last Will and Testament of the late **Joanne Forehand. Billie DeFord** was appointed Executrix of the **Estate of Joanne Forehand** on November 9, 2024, by order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 24P-2240).

The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Billie DeFord**, pursuant to the Last Will and Testament of **Joanne Forehand** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executrix of the **Estate of Joanne Forehand**, quitclaims, transfers, conveys and leases to **Billie DeFord, a married person,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

Unimproved ( )
This is improved (X) property, known as: **308 Cana Circle, Nashville, TN 37205.**

Witness our hands, this 15th day of January 2026.

Billie DeFord, Executrix

Billie DeFord,
Executrix of the Estate of Joanne Forehand

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 **BILLIE DEFORD, EXECUTRIX** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of January, **2026.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

EXHIBIT A – LEGAL DESCRIPTION OF 308 CANA CIRCLE, NASHVILLE, TN 37205

Unit No. 308 created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase 1 - C, of record in Book 6675, page 173, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1 - C, attached as Exhibit "B" to said Master Deed for proper identification. Surveyor's Certificate of Correction for The Cloister at St. Henry Phase 1 - C of record in Instrument No. 20080402-0032958.

Being the same property conveyed to Rose K. Rotella by Quitclaim Deed from Jane C. Harrub in Instrument No. 20080508-0047726 dated May 7,2008 and vested in Rose K. Rotella A/K/A Rose Koch Rotella by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc. in Book 6755, page 366, Register's Office for Davidson County, Tennessee. The said Rose K. Rotella died intestate on December 27, 2009, leaving three (3) heirs-at-law as established by the Affidavit of Heirship executed by Ann Rotella Riddle, which is being recorded contemporaneously herewith. The three (3) heirs-at-law named in said affidavit are the Grantors named herein.

Further being the same property conveyed to Joanne Forehand from Patricia Koch Johnson, Kelley Beverly and Tina Reddick, being the sole heirs-at-law of Rose Koch Rotella, Deceased, by "Sublease and Conveyance of Condominium Apartment" dated May 27, 2010, of record in Instrument No. 20100602-0042648, Register's Office for Davidson County, Tennessee.

THIS "SUBLEASE" AND CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Restrictive covenants of record in Book 6675, page 172, Surveyors certificate of correction in Instrument No. 20080402-0032958, said Register's Office.

By-Laws of record in Book 6042, page 650, amended in Book 6519, page 187 and amended in Book 7590, page 273, said Register's Office.

Charter of the Homeowner's Association of record in Book 6076, page 203, said Register's Office.

All matters appearing on the Condominium site plan, phase 1 - C being located upon Lot No. 2 on the Plan of Phase 1 - D Fifth Revision The Cloister At. St. Henry of record in Plat Book 6250, page 979.

Storm water Detention Agreement of record in Book 6824, page 870, said Register's Office

Subject to terms and conditions of Ground Lease by and between James d. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Development, Inc., of Record in Book 6596, page 608, said Register's Office, if currently applicable.

Taxes for the current year