THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554355** Karen Johnson Davidson County Batch # 1421636 DEEDWARR 05/18/2026 10:04:10 AM 2 pgs Fees: $13.00 Taxes: $1,590.63 20260518-0044168	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $429,900.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2026. Notary Public My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John C. Dumont and Evelyn C. Dumont 513 Loyola Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 129 11 0A 513.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Billie Ann Parker, unmarried, as to a life estate, and LuAllen P. Foutch** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John C. Dumont and Evelyn C. Dumont, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land In Davidson County, TN being Unit No: 513 created under Title 66, Chapter 27, Sections 101, et seq., as amended Tennessee Code Annotated, and as amended to Master Deed of Record in Book 6042, page 602, as amended by Amendment to Master Deed of record in 6071, Page 149 and Book 6237, Page 660, and modified by resolution of record in Book 6527, Page 700, Registers office for Davidson County, TN together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat for Phase 1-A of lot No. 2, The Cloister at Saint Henry, of record in Book 5200 Page 455, revised in Book 5200, Page 656 and Book 6250, Page 924, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to BILLIE ANN PARKER, a life estate, remainder to LU ALLEN P. FOUTCH, by Quit Claim Deed from LU ALLEN P. FOUTCH, unmarried and BILLIE ANN PARKER, unmarried, of record in Instrument No. 20221130-0125274, in the Register's Office for Davidson County, Tennessee, dated November 28, 2022, and recorded on November 30, 2022.

Being the same property conveyed to BILLIE ANN PARKER and LU ALLEN P. FOUTH, by Quit Claim Deed from BILLIE ANN PARKER, and J. BLAKE FREEMAN, Trustee, of record in Instrument No. 20220127-0009703, in the Register's Office for Davidson County, Tennessee, dated January 21, 2022, and recorded on January 27, 2022.

Being the same property conveyed to PEGGY J. PARKER and BILLIE ANN PARKER, as joint tenants, by Sublease and Conveyance of Condominium Apartment, from SUNTRUST BANK, a Georgia corporation, formerly SUNTRUST BANK, Nashville, N. A., as Trustee under Revocable Trust Agreement with Bettie M. Boles, of record in Instrument No. 20020304-0027014, in the Register's Office for Davidson County, Tennessee, dated February 28, 2002, and recorded on March 4, 2002.

LuAllen P. Foutch is a/k/a Lu Allen P. Foutch.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

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 455, as affected by First Revision of Condominium Site in Plat Book 5200, Page 656, and Third Revision in Plat Book 6250, Page 924.

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 IA, (a Horizontal Property Regime) Condominium of record in Book 6042, Page 602; Amended in Book 6071, Page 149, Book 6237, Page 660, Book 6519, Page 187, Book 7590, Page 273, Instrument No. 20020109-0003376, Instrument No. 20101228-0102374, and Instrument No. 20140219-0014189; 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.

Ground Lease Agreement as set forth in instrument recorded in Book 6208, Page 137.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4191, Page 157.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6145, Page 293 and Book 6824, Page 870.

Charter for The Cloister Owners' Association, of record in Book 6076, Page 203, Instrument No. 20140219-0014188, and Instrument No. 20140507-0039179.

This is improved property located at 513 Loyola Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2026.

Billie Ann Parker by LuAllen Foutch as Attorney-in-fact

LuAllen Foutch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LuAllen Foutch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Billie Ann Parker and that she is authorized by Billie Ann Parker to execute this instrument on his behalf.

Witness my hand, at office, this 15th day of May, 2026.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029