Karen Johnson Davidson County
Batch# 1441919 DEEDWARR
07/02/2026 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20260702-0060063

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260554504

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $429,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2026.

Notary Public
My Commission Expires:

EXECUTOR DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gary Adams and Marne Adams 106 Emma Neuhoff Ct Nashville TN 37205	New Owner	Tax Parcel ID No. 129 11 0A 004.00

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, **Pendleton Square Trust Company, Inc., a Tennessee Corporation, Personal Representative of the Estate of Mimi K. Hall** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Adams and Marne Adams, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 106 on the Plan of PHASE 1-B of LOT 2, THE CLOISTER AT ST. HENRY, of record in Plat Book 5200, Page 529 and revised in Book 5200, Page 676, and as further set out in Exhibit B to the Master Deed of record in Book 6237, page 665, as amendment recorded in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mimi K. Hall, by Warranty Deed from Carroll Bathrick Boatman, of record in Instrument No. 20191028-0109990, in the Register's Office of Davidson County, Tennessee, dated October 24, 2019, and recorded on October 28, 2019. The said Mimi K. Hall died on October 22, 2025, testate, devising subject property to Bruce Douglas Hall and Brandon Scott Hall. See Probate Case 25P2243, in Davidson County Tennessee in the Seventh Circuit (Probate) Court for Davidson County, Tennessee.

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 and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I-A OF LOT NO. 2, THE CLOISTER AT ST. HENRY, as recorded in Plat Book 5200, Page 529 and revised in Plat Book 5200, Page 676.

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.

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 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 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 1-B Condominium of record in Book 6237, Page 665 as amendment 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.

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 1A Condominium of record in Book 6042, Page 602 as amendment recorded in Book 6071, Page 149 and correction recorded in Book 6237, Page 660 and Bylaws amendment recorded in Book 6519, Page 187; Book 7590, Page 273 and Resolution recorded in Instrument No. 20240506-0033028; 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228- 0102374, as amendment to bylaws in Instrument No. 20140219-0014189, as assigned in Instrument No. 20210414-0049982, Board Resolution for Additional Maintenance and Variance in Instrument No. 20180907-0088838, Resolution Repealing Prior Board Resolution in Instrument No. 20240506- 0033028 and Resolution Regarding Pavers in Instrument No. 20250924-0076309.

Easement for Grant of Easement, recorded in 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 No. 20140219-0014188; Instrument No. 20140507-0039179 and Instrument No. 20140507-0039180.

ByLaws for The Cloister at St. Henry, Phase IA, 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 and Instrument No. 20020109-0003376.

Note: The Company finds no public dedication in the Public Records of Davidson County, Tennessee, of the streets and roads in PHASE 1-B of LOT 2, THE CLOISTER AT ST. HENRY, nor any proof that they are publicly maintained.

This is improved property located at 106 Emma Neuhoff Ct 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 that Grantor, in its capacity as Personal Representative of the Estate of Mimi K. Hall (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that Grantor, in its capacity as Personal Representative of the Estate of Mimi K. Hall (and not individually) does further covenant and bind itself to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 30th day of June, 2026.

Pendleton Square Trust Company, Inc., a Tennessee Corporation, Personal Representative of the Estate of Mimi K. Hall

By: Austin Knapp, Estate and Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Austin Knapp, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Estate and Trust Officer of Pendleton Square Trust Company, Inc., a Tennessee Corporation, Personal, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

True Copy Certification

I, **Denise Woods,** 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 this the 30 day of June, 2026.

Denise Woods
Affiant Signature
Date 6-30-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027