Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

ADDRESS NEW OWNER: Mary Arden Ritter McElroy and Charles W. McElroy
705 Mount Carmel Pl.
Nashville, TN 37205

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 129-11-0A-705.00CO

Karen Johnson Davidson County
Batch # 1471554 DEEDWARR
09/10/2026 12:43:08 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20260910-0084124

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Bonnie E. Gloth, unmarried (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Mary Arden Ritter McElroy and Charles W. McElroy, wife and husband (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 705, of The Cloister at St. Henry, Phase 1C, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed for The Cloister at St. Henry, Phase C of record in Book 6675, page 173, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium and further shown on Exhibit "B" of the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a Condominium of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee. See also Surveyor's Certificate of Correction of record in Instrument No. 20080402-0032958, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert R. Stearns, Trustee of the "Bonnie E. Gloth Income Only Trust Dated September 4, 2024" by Quitclaim Deed from Bonnie E. Gloth, unmarried of record in Instrument No. 20240909-0069353, dated September 4, 2024 and recorded September 9, 2024, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bonnie E. Gloth from Robert R. Stearns, Trustee of the Bonnie E. Gloth Income Only Trust Dated September 4, 2024, by Quitclaim Deed of record in Instrument No. 20260910-0084123 in the Register's Office for Davidson County, Tennessee.

This is property with a common address of 705 Mount Carmel Pl., Nashville, TN 37205.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Any and all matters of record as shown on the Third Revision The Cloister at St. Henry (Harding Road and Vaughn's Gap Road) of record in Plat Book 6250, page 924, Register's Office for Davidson County, Tennessee.(3) Exhibit "B" to the Master Deed for The Cloister at St. Henry, Phase C of record in Book 6675, page 173, Register's Office of Davidson County, Tennessee,(4) Exhibit "B" of the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a Condominium of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee.(5) Third Revision The Cloister at St. Henry (Harding Road and Vaughn's Gap Road) of record in Plat Book 6250, page 924, Register's Office for Davidson County, Tennessee.(6) Master Deed for The Cloister at St. Henry Phase 1C (a Horizontal Property Regime) of record in Book 6675, page 173, said Register's Office. (7) By-Laws of The Cloister Owners' Association (the Cloister at St. Henry) of record in Book 6042, page 650, amended in Book 7590, page 273; Book 9269, page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.(8) Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a Condominium of record in Instrument No. 20101228-0102374, Resolution Repealing Prior Board Resolution of record in Instrument 20240506-0033028 and Resolution of record in Instrument No. 20250924-0076309, Register's Office for Davidson County, Tennessee.(9) Assignment and Assumption of Declarant's Rights of record in Instrument No. 20100414-0049982, Register's Office for Davidson County, Tennessee.(10) Agreement for Dedication of Easement for Sanitary Sewer and/or Drainage of record in Book 4191, page 157 and Book 4606, page 283, Register's Office for Davidson County, Tennessee.(11) Terms and Conditions of the Ground Lease by and between James D. Niedergeses, Biship of the Diocese of Nashville and St. Henry's Property Development, Inc. of record in Book 5961, page 657 and Book 6596, page 608 (Phase 1C), Register's Office for Davidson County, Tennessee.(12) Charter of St. Henry's Property

Development of record in Book 5852, page 475, amended in Book 9249, page 622 and Book 10391, page 314, Register's Office for Davidson County, Tennessee.(13) Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County for water main of record in Book 6065, page 127 and Book 7893, page 304, Register's Office for Davidson County, Tennessee.(14) Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County for sanitary sewer of record in Book 6065, page 132 and Book 7893, page 451 Register's Office for Davidson County, Tennessee.(15) Charter of The Cloister Owner's Association, Inc. of record in Book 6076, page 203, and amended in Instrument No. 20101214-0099488, Articles of Correction in Instrument No. 20140507-0039179, Acknowledgement of Merger (The 2010 Cloister Owner's Association, Inc. – Non-Survivor merged into Cloister Owners' Association – Survivor), Register's Office for Davidson County, Tennessee.(16) Stormwater Detention Agreement of record in Book 6145 page 293 and Book 6824, page 870, Register's Office for Davidson County, Tennessee.(17) Corrected Deed of Conveyance for Sanitary Sewer Easement of record in Book 7506, page 140 (Phase 1C) and Book 7506, page 155 (Phase 1C), Register's Office for Davidson County, Tennessee.(18) Quitclaim Deed to St. Henry's Property Development, Inc. from Most Reverend David R. Choby Bishop of the Catholic Diocese of Nashville, as Trustee of record in Instrument No. 20101223-0101678 (Phases 1-A, 1-B,1-C & 1-D, The Cloister at St. Henry – Harding Road and Vaughn's Gap Road), Register's Office for Davidson County, Tennessee.(19) Grant of Easement to Comcast of Nashville I, LLC for an easement in gross and right-of-way for a broadband communications system of record in Instrument No. 20131021-0109631, Register's Office for Williamson County, Tennessee.(20) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of The Cloister at St. Henry, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(21) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended. (22) Surveyor's Certificate of Correction in Instrument No. 20080402-0032958, said Register's Office.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to the Unit.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of September 2026.

Bonnie E Gloth

Bonnie E. Gloth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Bonnie E. Gloth, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 8th day of September 2026.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $499,900.00.

Affiant

Subscribed and sworn before me this 8th day of September 2026.

Notary Public
My Commission Expires: _____



File No. 2607-078