Karen Johnson Davidson County
Batch# 1474042 DEEDWARR
09/16/2026 11:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260916-0086062

THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Brentwood, TN 37027-1813

Address New Owner and Send Tax Bills To:
Dawn Michelle Martin and Rebecca Marie Dunn,
Trustees of the DM Trust, dated August 17, 2026
441 Siena Drive
Nashville, TN 37205

Map-Parcel Number: 129-11-0A-441.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Dawne M. Martin, Trustee of the Dawne M. Martin 2011 Living Trust, hereinafter called the GRANTOR, does hereby transfer and convey unto Dawne M. Martin and Rebecca Marie Dunn, as Trustees of the DM Trust, dated August 17, 2026, hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 441 as shown on the Condominium Site Plan, Plat for Phase 1 B of Lot 2, The Cloister at St. Henry, filed as Exhibit B to, and established by the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.
>
> Being the same property conveyed to Russell L. Holman and Mary Jane McNeill Holman as Joint Tenants with Rights of Survivorship by Warranty Deed from Phyllis J. Turpen, a single woman, of record in Instrument No. 20150903-0089891, in the Register's Office of Davidson County, Tennessee, dated August 31, 2015 and recorded September 3, 2015. Mary Jane Holman and Mary Jane McNeill Holman are one and the same.
>
> Being the same property conveyed to Dawne M. Martin, Trustee of the Dawne M. Martin 2011 Living Trust, by Warranty Deed from Russell L. Holman, an unmarried person and Mary Jane McNeill Holman, an unmarried person, dated

November 6, 2023, and recorded November 8, 2023, of record in the Register's Office for Davidson County, Tennessee, Instrument # 20231108-0087322.

This conveyance is subject to:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Cloister at St. Henry, as recorded in Book 5200, Page 455.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision, The Cloister at St. Henry, as recorded in Book 5200, Page 676.
- 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 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 Book 6250, Page 924.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228-0102374 as Amended in Instrument No. 20140219-0014189 as Assigned in Instrument No. 20210414-0049982 and Board Resolution for Additional Maintenance and Variance in Instrument No. 20180907-0088838.
- 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 IB Condominium of record in Book 6237, Page 665, as amended by instrument(s) of record in 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.
- Easement for Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 157.
- Easement for Utilities, recorded in Instrument No. 20131021-0109631.
- Deed of Conveyance recorded in Book 7893, Page 304 and Book 7893, Page 451.
- Storm Water Detention Agreement of record 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.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 441 Siena Drive, Nashville, TN 37205.

Taxes for the current year, which, if not paid, have been assumed by GRANTEE.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and/or assigns forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTOR'S PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAVE THEY RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 17th day of August, 2026.

GRANTOR:

Dawne M. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Dawne M. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 17th day of August, 2026.

Sara O. Thomas, NOTARY PUBLIC
My Commission Expires: September 28, 2026

SARA O. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, 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 August 19, 2026.

Sara Thomas
Attorney at Law

August 19, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara O. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 19 day of Aug, 20 26.

NOTARY PUBLIC

My Commission Expires: 10/20/29

KODI STEVEN CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 20, 2029