Karen Johnson Davidson County
Batch# 483790 DEEDWARR
09/25/2020 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200925-0110744

# WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF SEPTEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11.20.23

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7741H

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Jane Tugurian | SAME AS NEW OWNER | 129-11-0A-421.00-CO |
| 4225 Harding Road, Apt 202 | | |
| Nashville, TN 37205 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**PATRICK J. RILEY, JR., MARRIED, INDIVIDUALLY, AND PATRICK J. RILEY, JR., TRUSTEE OF THE RILEY FAMILY PARTNERSHIP TRUST**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JANE TUGURIAN**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 421 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 I-B, of record in Book 6237, Page 665, 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 I-B, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Polly W. Riley and Patrick J. Riley, Jr., Trustee, with right of survivorship, with full power to sell, convey and/or encumber without the approval and joinder of any beneficiary by Warranty deed from John C. Pope, a widower of record in Instrument No. 20040820-0101014 Register's Office for Davidson County, Tennessee, dated August 19, 2004 and recorded on August 20, 2004.

Being the same property conveyed to Patrick J. Riley by Quitclaim deed from Polly W. Riley of record in Instrument No. 20160802-0079765 Register's Office for Davidson County, Tennessee, dated July 19, 2016 and recorded on August 02, 2016.

Further being the same property conveyed to Patrick J. Riley by Warranty Deed from St. Henry's Property Development, Inc. of record in Instrument No. 20200914-0104164 Register's Office for Davidson County, Tennessee, dated September 1, 2020 and recorded on September 14, 2020.

Patrick J. Riley and Patrick J. Riley, Jr., are one and the same person.

Polly W. Riley having died on July 17, 2020, leaving Patrick J. Riley, Jr. as the sole Trustee of The Riley Family Partnership Trust.

Alice Riley, spouse of Patrick J. Riley, joins in this conveyance to convey any rights she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 421 Siena Drive, 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 GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and 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.

Witness my hand on the 24th day of September, 2020.

Patrick J. Riley, Individually

Patrick J. Riley, Trustee of The Riley Family Partnership Trust

Alice Riley

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, PATRICK J. RILEY, JR. AND ALICE RILEY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of September, 2020.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Patrick J. Riley, Jr., Trustee of The Riley Family Partnership Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 24th day of September, 2020.

Notary Public

**My Commission Expires:** 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**File #: 20-7741H**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 160**

**Brentwood, TN 37027**

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY