Karen Johnson Davidson County
Batch# 540119 DEEDWARR
12/22/2020 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20201222-0152196

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $349,900.00 Affiant Subscribed and sworn to before me, this the 16th day of December, 2020. Notary Public My commission expires: **03 08 2022**

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alexander Saber	FIRST NATIONAL BANK OF MIDDLE TENNESSEE	072-15-W-002.00-CO
202 Porter Village Circle	1608 WILLIAMS DR #301	
Nashville, TN 37206	MURFREESBORO, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANNE MARGARET RIEDLINGER AND ADAM PETRALLI, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER SABER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit 2, Porter Village, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions, and Restrictions, as shown on plat of record in Instrument No. 20151231-0131447, as amended in Instrument No. 20160107-0001762 in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Patane Hamilton Trust by Warranty deed from Billy L. Akin and David E. Mckee, as Trustees of Riverside Drive Church of Christ of record in Instrument No. 20140314-0021601 Register's Office for Davidson County, Tennessee, dated March 13, 2014 and recorded on March 14, 2014.

Being part of the same property conveyed to The Porter Village Partners, a Tennessee General Partnership by Quitclaim deed from Robert L. Scruggs, Trustee of the Patane Hamilton Trust of record in Instrument No. 20150724-0073118 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 24, 2015.

Being part of the same property conveyed to The Porter Village Partners, a Tennessee General Partnership by Quitclaim deed from Robert L. Scruggs, Trustee of the Patane Hamilton Trust of record in Instrument No. 20150724-0073119 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 24, 2015.

Being part of the same property conveyed to The Porter Village Partners, a Tennessee General Partnership by Quitclaim deed from Southern Land Acquisitions, Inc., Trustee of the Ashley Samuel Land Trust of record in Instrument No. 20150724-0073120 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 24, 2015.

Being the same property conveyed to The Porter Village Partners, a Tennessee General Partnership by Quitclaim deed from Southern Land Acquisitions, Inc., Trustee of the Ashley Samuel Land Trust of record in Instrument No. 20150724-0073121 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 24, 2015.

Being the same property conveyed to The Porter Village Partners, a Tennessee General Partnership by Quitclaim deed from Russell S. Jenkins of record in Instrument No. 20150804-0076879 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on August 04, 2015.

Being the same property conveyed to Anne Margaret Riedinger by Warranty deed from The Porter Village Partners, GP, a Tennessee General Partnership of record in Instrument No. 20190506-0042348 Register's Office for Davidson County, Tennessee, dated May 01, 2019 and recorded on May 06, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 202 Porter Village Circle, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of December, 2020.

Anne Margaret Riedlinger

Adam Petralli, spouse of Anne Margaret Riedlinger, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Adam Petralli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anne Margaret Riedlinger and Adam Petralli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of December, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

