Karen Johnson Davidson County
Batch# 909642 DEEDWARR
08/30/2022 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,631.70
20220830-0097672

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37280-08-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $441,000.00. Affiant Subscribed and sworn to before me this 29th day of August, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Stephen J. McBride, Sr., Trustee Catherine J. McBride, Trustee 420 Siena Drive Nashville, TN 37205	**Send Tax Bills To:** New Owners 9716 N. 71st St. Paradise Valley, AZ 85253	**Tax Information:** Map and Parcel No.: 129110A42000CO

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, **John J. Sangervasi and wife, Sandra F. Sangervasi** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephen J. McBride, Sr., and Catherine J. McBride, Trustees, or their successors in interest, of the MCBRIDE REVOCABLE TRUST dated September 03, 2019, and any amendments thereto** ("Grantees"), their successors and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 420 Siena Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of August, 2022.

John J. Sangervasi

Sandra F. Sangervasi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John J. Sangervasi and Sandra F. Sangervasi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2022.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 420 as shown on the Condominium Site Plan, Plat for Phase 1B 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 John J. Sangervasi and Wife, Sandra F. Sangervasi, and Shirley P. Foster, as joint tenants with right of survivorship, by Sublease and Conveyance of Condominium Apartment from George Langstaff, Personal Representative of the Estate of Katherine Langstaff Pierson, deceased, of record in Book 8811, Page 82, in the Register's Office of Davidson County, Tennessee, dated December 09, 1992 and recorded on December 10, 1992.

Being the same property conveyed to John J. Sangervasi and Wife, Sandra F. Sangervasi, and Shirley P. Foster, As Tenants in Common, by Warranty Deed from St. Henry's Property Development, Inc., of record in Instrument No. 20110218-0013891, in the Register's Office of Davidson County, Tennessee, dated February 15, 2011 and recorded on February 18, 2011.

Being the same property conveyed to John J. Sangervasi and wife, Sandra F. Sangervasi, by Quitclaim Deed from Shirley P. Foster, of record in Instrument No. 20160726-0076888, in the Register's Office of Davidson County, Tennessee, dated July 13, 2016 and recorded on July 26, 2016.
This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 129110A42000CO.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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 Condominium of record in Book 6042, Page 602, as amended by instrument(s) of record in Book 7590, Page 273 and Instrument No. 20020109-0003376; 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.
4. 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 Condominium of record in Book 6237, Page 665, as amended by instrument(s) of record in Book 6519, Page 187 and 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.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228-0102374 and Amendment to By Laws recorded in Instrument No. 20140219-0014189. Board Resolution recorded in Instrument No. 20180907-0088838 and Assignment and Assumption of Declarant's Rights recorded in Instrument No. 20210414-0049982.
6. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 157.
7. Ground Lease recorded in Book 5961, Page 657 and Book 6208, Page 137.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 8/29/22

GEORGE E. MUDTER, JR.
Dated 8/29/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 8/29/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

