THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645018** Karen Johnson Davidson County Batch# 1034614 DEEDWARR 08/04/2023 11 38 31 AM 2 pgs Fees $13 00 Taxes $5,550 00 20230804-0060419	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$1,500,000.00~~ Affiant Subscribed and sworn to before me, this 31st day of July, 2023. Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Diana Innes and Robert Innes 42 Sturbridge Court Nashville TN 37215	New Owner	Tax Parcel ID No 157-08-0A-011.00 CO

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, **Melissa Nell Riley and Allison Suzanne Riley, Co-Executrixes of the Estate of Alice Ray Riley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diana Innes and Robert Innes, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Resubdivision of Lots #11 and #12 Middleton Subdivision, of record in Instrument No. 20000626-0063260, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PATRICK J. RILEY, JR AND WIFE, ALICE R RILEY, by deed from A & H BUILDERS, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20010321-0027043 , dated March 15, 2001 , said Register's Office.

Being further conveyed to ALICE R. RILEY by quitclaim deed from PATRICK J. RILEY, JR. of record in Instrument No. 20090407-0031582, dated March 31, 2009, said Register's Office. (Patrick J. Riley, Jr died on or about October 27, 2021)

ALICE R. RILEY AKA ALICE RAY RILEY died testate on or about May 20, 2023. Pursuant to the terms of her will of record in Case No. 23P1130 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 157-08-0A-011.00 CO.

Matters shown on the Plan of record in Instrument No. 20000626-0063260, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6522, page 212, amended in Book 7119, page 345, and Book 9816, page 844, and Book 10714, page 744, said Register's Office

Storm Water Detention Agreement of record in Book 6505, page 881, said Register's Office.

This is improved property located at 42 Sturbridge Court Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 31st day of July, 2023

Estate of Alice Ray Riley

By. Melissa Nell Riley, Co-Executrix

co executrix

By. Allison Suzanne Riley, Co-Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa Nell Riley and Allison Suzanne Riley with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Executrixes of the Estate of Alice Ray Riley, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 31st day of July, 2023

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____